



Frisco
Visual & Performing
Arts Center
Findings

05.09. 2022

Key Team Members

Project Ownership



Project Management



Design Team



Original Bond Package

Guiding Vision

- A performing arts facility would accommodate the more than 160 existing dates that require a performance venue for Frisco ISD students.
- Flexible professional learning space allow for multiple events to occur simultaneously. Three functional instructional spaces (auditorium, gallery space, and professional learning space) allows for the facilitation of multiple events, presentations, and activities to occur simultaneously.
- Charged by Facilities Programming & Evaluation Committee to explore a partnership with either the City or private entity before building this facility.
- 2018 Frisco ISD Bond - \$43M

Survey Participants

PROGRAMMING

Corgan | Studio Gang, along with Schuler Shook Theater consultants, was tasked to provide spatial analysis services to determine size, schedule, and costing impacts related to various seating capacities. The analysis commenced with both stakeholders and designated user performing groups. Stakeholders included representatives from Frisco ISD, City of Frisco, and the Hall Development Group. The following community user performance group organizations provided input for this study.

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

Compatibility Matrix

RECOMMENDATIONS

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.

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

Cost Influencers

COST ESCALATION

In the past 12 months, more than **93% of all material costs**, equipment prices and labor wage rates have experienced a change. Increases have occurred in 71% of equipment prices and **98% of labor wages**. 71% of construction material costs have increased, some specific prices rising greater than **50% over 2021** prices and continuing to fluctuate dramatically from quarter to quarter.

COST LEVERS

Strategic initiatives can be utilized to mitigate overall project costs. **Design efficiencies** can be studied to minimize program space. Of more direct impact is the ability to **reduce or defer scope** items. In addition, alternative **delivery methods** which may influence the total project schedule may offer financial savings.

Project Cost Summary

1250
98,250 SF

1500
106,050 SF

1750
119,350 SF

ELEMENTALS	LOW	HIGH	LOW	HIGH	LOW	HIGH
theater	\$86.5 M	\$94.3 M	\$92.5 M	\$99.4 M	\$103.8 M	\$114.2 M
construction manager	\$12.1 M	\$15.1 M	\$14.2 M	\$15.9 M	\$15.8 M	\$18.4 M
Sub-total	\$98.6 M	\$109.4 M	\$106.7 M	\$115.3 M	\$119.6 M	\$132.6 M
VARIABLES						
design/pricing allowance	\$8.7 M	\$9.4 M	\$9.2 M	\$9.9 M	\$10.4 M	\$11.4 M
cm buyout	\$3.2 M	\$4.0 M	\$3.5 M	\$4.2 M	\$3.9 M	\$4.8 M
soft cost	\$25.2 M	\$28.3 M	\$26.7 M	\$28.8 M	\$29.2 M	\$32.3 M
Sub-total	\$37.1 M	\$41.7 M	\$39.4 M	\$42.9 M	\$43.5 M	\$48.5 M
2022 PROJECT TOTAL	\$135.7 M	\$151.1 M	\$146.1 M	\$158.2 M	\$163.1 M	\$181.1 M
PARTNERS						
Frisco ISD	\$43M					
City of Frisco	\$14M					
Hall Group	\$10M					
CURRENT AVAILABLE FUNDS	\$67M					

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Next Steps



MOODY PERFORMANCE HALL



Thank you!

05.09.22

Space Analysis

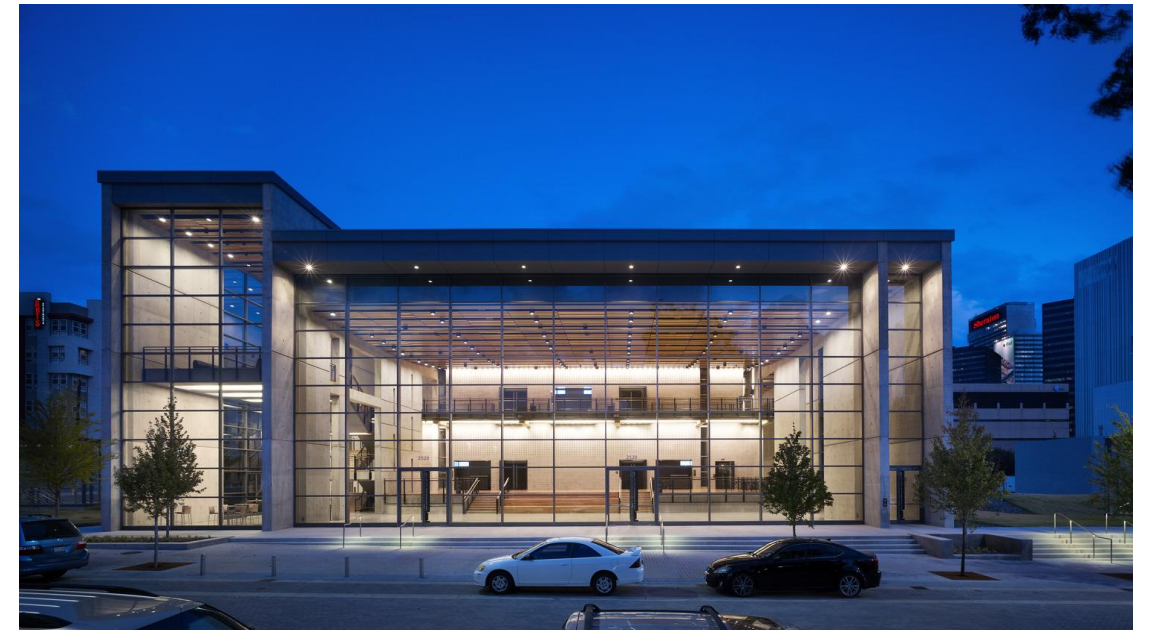
Quality Level Benchmarks



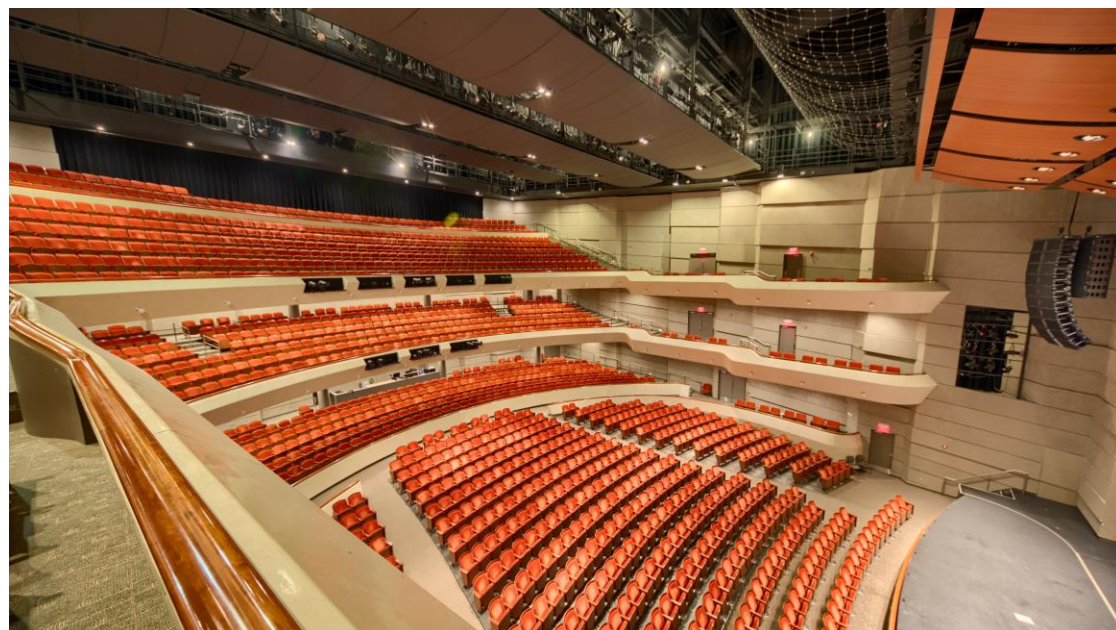
BENCHMARK HALL MATERIAL- LOW



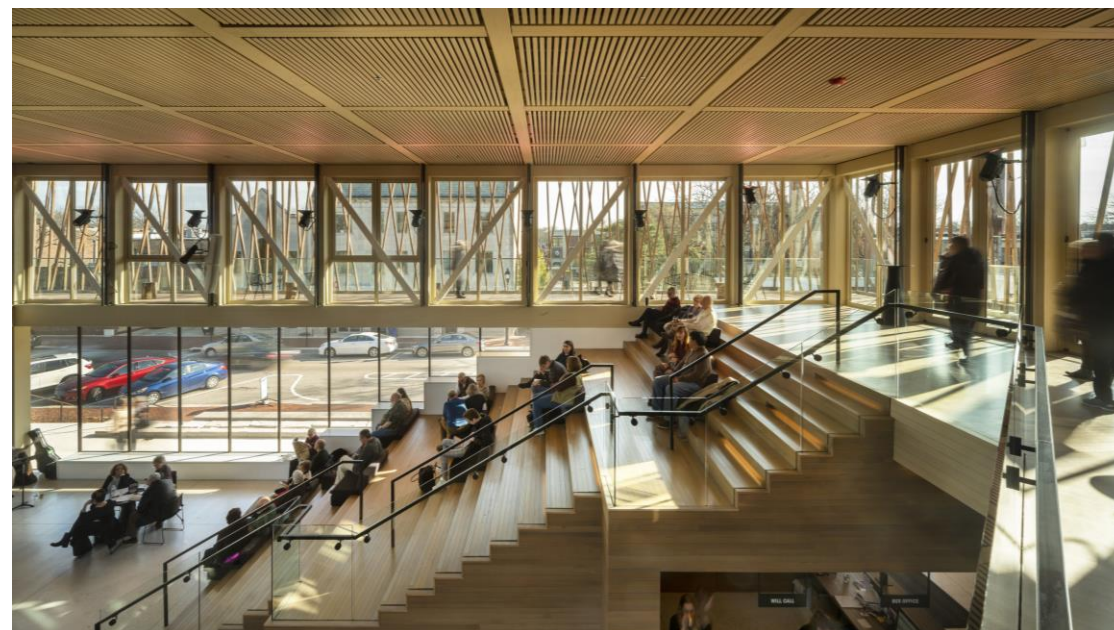
BENCHMARK LOBBY MATERIAL- LOW



BENCHMARK EXTERIOR MATERIAL- LOW



BENCHMARK HALL MATERIAL- MID



BENCHMARK LOBBY MATERIAL- MID



BENCHMARK EXTERIOR MATERIAL- MID