



GREATER FORT WAYNE INC.

METRO CHAMBER ALLIANCE

Allen County READI Proposal

All project and program proposals are confidential and considered preliminary until finalized and presented to the RDA board. This is an extremely competitive process and we cannot guarantee that all project or program proposals will be included in the plan. Further, if a project or program proposal is included in the regional plan, that does not ensure READI program funding. If a project or program proposal is not included in the plan, that does not prevent the project or program from receiving READI program funding.

The deadline for proposals is July 16.

You are asked to also reach out to your local economic development office regarding this proposal. Contact information is provided below.

Greater Fort Wayne Inc.

Ellen Cutter, Vice President of Economic Development
200 E. Main Street, Suite 800, Fort Wayne, IN 46802
260-203-5728

[Email Ellen](#)

[Visit the Website](#)

Project or Program Contact Information

Project/Program Name *

Performing pARTners...Sharing the Vision...Sharing the Stage

Project/Program Contact *

Jason

First Name

Schiffli

Last Name

Project/Program Contact Email *

jschiffli@bishopdwenger.com

Project/Program Contact Phone*

(260) 496-4708

Relationship to Project/Program*

Principal of Bishop Dwenger High School; partner with 3 other entities

Project or Program Location

Address*

931 Northcrest Shopping Center Drive

Address Line 1

Address Line 2

Fort Wayne

City

Indiana

State

46805

ZIP Code

County*

Allen

Project or Program Details

What type of project/program?*

- Capital
- Programming
- Both

What is the duration of the project/program?*

3 years

Is this a hybrid project and program?*

- Yes
- No

Select project/program focus areas. (You can select multiple) *

Grow the Workforce

Downtown Vibrancy

Entrepreneurship & Innovation

(Examples: quality of life investment, talent attraction efforts, housing projects, etc.)

Share a description of the project/program. *

Fine arts inspire us and transcend the gifts from God, which are given to us for the purpose to create beauty and give honor to Him. Universal appreciation of the arts is used as a bridge that connects everyone, transform attitudes and perspectives, and create relationships. The arts have the power to open hearts to compassion, equity, and dignity. Therefore, fine arts should and can play a vital role in improving our community by using it as a medium where social wellbeing is enhanced.

Bishop Dwenger High School has acquired a blighted movie theater property on the northside of Fort Wayne. The property has stood vacant for sixteen years. BDHS intends to transform the property into a state-of-the-art performing arts complex for the local community, complete with a 650+ seat professional performance auditorium. In addition to the main auditorium, the complex will include a 6,000sq.ft. lobby serving as a gathering space and art gallery, a unique 8,875sq.ft. multifunction space, a black box theater, green room, dressing rooms, wing space, workshop, prop storage, and warehouse/workshop space for BDHS's fundraising arm, Saints' Alive. BDHS has confirmed commitment from their non-profit partners: Euell A. Wilson Center, Gigi's Playhouse, and Project Ballet. In addition to these three partners, who will share use of the space, the complex will be available to the local and regional community for events and performances. We view the arts as a bridge that can create, connect, and transform individuals. The arts have the power to open hearts to compassion, equality and dignity, and will play a vital role in improving our community.

Why is this project/program regionally significant? *

Almost all 11 counties in this region have people being served by the partners in the project (most notably: Gigi's Playhouse and Project Ballet). By covering most of our NE region, will be able to provide arts programs to many youths with diverse backgrounds and culture. All at the same time, strengthening and building community partnerships. The wide range of arts programs we can provide will help promote innovation, and appreciation of the arts with teamwork and collaboration. The youth, and young men and women in the programs will be developing self-worth and leadership skills they can use beyond the walls of the art center and in their daily lives. The unique partnerships we have developed will help all to recognize the dignity of each person

How does this project/program relate to the identified focus area(s)? *

The growth for workforce is providing Gigi's Health Bar the opportunity to operate out of an additional location, providing catering for performances, fundraising events, corporate meetings, training seminars, etc. In addition, it will provide more opportunity for on-the-job training for people with Down Syndrome, giving them skills and the confidence, they need to be more independent. They will also be able to use the same work tools to apply in the community. This unique partnership will present special situations that give witness from people with Down Syndrome that it is more about what they CAN do; not what they cannot do.

The art center will provide many opportunities to host various trainings and workshops to professionals in the community. Our community will benefit from our professionals having these opportunities to learn more skills to use in the community at their professional jobs. This will also bring extra revenue and commerce to the merchants in the area.

The art center will provide entrepreneurship and innovation to a wide range of youth from Gigi's, Project Ballet, Euell A Wilson Center and Bishop Dwenger students with many mentor projects and clinics. For example, the youth can develop skills necessary for a career pathway in theater and music technology. These are both examples of college degrees that can help them for a future job. Project Ballet does not have its own performance space. This project will enable them to use a beautiful building with current technology. A student from Project Ballet can perfect their dance skills so they can be accepted into a reputable school or university as a major step towards their career path in professional dance. A student can use their experiences as a thespian, musician, or singer to feed their expanding interest and desire to major in the performing arts or music education at a local university.

Overall, the mentor and clinic programs we can provide will teach the youth teamwork, collaboration, leadership skills and work skills. Our goal is to provide a wide range of opportunities for the youth in the surrounding area so they can strengthen, build upon, and apply in their everyday life. The art center can help our region by developing future volunteers who want to provide opportunities for future youth and their future to give back to the community.

What is the project/program timeline? *

There would be 2 years for construction and 1 year for fundraising. It would be a total 3-year project.

The Fall of 2021 would be our campaign kick-off. The Spring of 2022, we would break ground. The Summer of 2022, we would begin our Phase 1 of construction. Which includes the lobby, traditions hall, and the outer shell. We would complete Phase 1 by January 2023. Phase 2 would be the theater and production areas. Our goal is to have Phase 2 completed by the Fall of 2023.

List the partners involved in this project/program. *

1. Bishop Dwenger High School: Catholic high school with approx. 1,000 students
2. Project Ballet: approx. 250 students, with 50 students attending the day school
3. GiGi's Playhouse: Down Syndrome Achievement Center (for adults and children).
4. Euell A. Wilson Center: Inner-city youth organization that offers after-school programs

Project or Program Finances

See attached Weigand Construction and Shambaugh & Son and ASG

What is the sustainability of the project/program? Share your 3-year plan. *

- Building will be maintained through Bishop Dwenger HS's operational budget.
- Create an endowment that will be used to fund the operations of the building.
- Revenue from leasing space to organizations outside of the partnership.

Describe the return on investment for this project/program.

This unique project, with its partnerships, provide both intangible and tangible returns. The access to greater opportunities using space to learn, perform, practice, and engage in on-the-job trainings. We are excited to have more opportunities for students to help assist with camps and clinics for youth in the community and our partners, like Euell A. Wilson Center. This will provide leadership development for many youths. In addition, the Gigi Ambassadors use their Genesis Health Bar to cater events. Youth and people from the community will interact with people who have Down Syndrome, which will lead to appreciation, understanding and acceptance. The mentor/mentee programs will educate and inspire Euell Wilson students to be involved in career exploration and discovery. Hopefully, inspiration, confidence, belonging, and appreciation will result from our partnerships. The community and organizations will have another venue that can be used to host speakers, trainings, expositions, and fund-raising events. In addition, spotlight individual talents in the theater, music, and art.

Project or Program Assets

See attached letters of agreement from the partners with Bishop Dwenger High School describing the mutual benefits this project will have on their organization.

If you would like to share more images or assets, please share a link to the material here.

<https://www.dropbox.com/s/0akg3atkc06aii2/PAC%20presentation%207.13.21.mp4?dl=0>

Bishop Dwenger Performing Arts Center
 Design Development Budget
 Executive Cost Summary
 Thursday, July 15, 2021



33,628 SF

Construction Costs	Core & Shell, Lobby Phase 1	Interior Buildout Phase 2	Notes
Building and Site			
General Conditions	\$ 326,814	\$ 232,097	
Demolition	\$ 41,116	\$ 11,333	
Concrete - Building & Site	\$ 346,654	\$ 66,676	
Masonry	\$ 275,000		
Metals	\$ 734,583	\$ 45,000	
Carpentry	\$ 44,424	\$ 119,815	
Joint Sealants, Firestopping, Waterproofing	\$ 13,895	\$ 15,512	
Roofing	\$ 356,700		
Metal Panels	\$ 457,055		
Doors, Frames, Hardware	\$ 18,749	\$ 58,464	
Aluminum Doors, Windows	\$ 57,700		
OH Doors	\$ 19,000	\$ 13,400	
Studs, DW Ceilings	\$ 336,000	\$ 158,000	
Painting	\$ 25,000	\$ 155,000	
Carpet, LVT, Rubber Base	\$ 20,535	\$ 192,432	
Specialties		\$ 53,145	
Fire Protection	\$ 133,785		
Plumbing/HVAC	\$ 495,054	\$ 985,932	
Electrical	\$ 225,570	\$ 553,700	
Low Voltage - Communications, A/V System	\$ 50,350	\$ -	See Owner/Soft Costs below
Earthwork, Site Demo	\$ 342,500		
Asphalt Paving	\$ 123,650		
Landscaping	\$ 15,000		
Allowances			
Exterior Building Signage	\$ 10,000		
Building Wayfinding	\$ 7,500		
Unsuitable Soil	\$ 20,000		
Helical Piers	\$ 25,000		
Sound Panels		\$ 100,000	
Construction Sub Total =	\$ 4,521,634	\$ 2,760,506	\$ 134.46 /SF
Liability Insurance (0.475%)	\$ 21,478	\$ 13,112	
Construction Contingency (5%)	\$ 226,082	\$ 138,025	
Design Contingency (1%)	\$ 45,216	\$ 27,605	
Weigand CM Fee (2.5%)	\$ 113,041	\$ 69,013	
Architects and Engineers Fee	by owner	by owner	
TOTAL CONSTRUCTION COSTS =	\$ 4,927,451	\$ 3,008,261	\$ 146.53 /SF

SCOPE OF WORK INCLUDED UNDER CONSTRUCTION SCOPE

ALTERNATES	Core & Shell, Lobby Phase 1	Interior Buildout Phase 2	Notes
Install SOG in rooms 126, 127, 122	\$ 50,251		Included in Phase 2 concrete
Add Moisture Mitigation Admixture to SOD, SOG	\$ 6,175		
TOTAL ALTERNATE COSTS =	\$ 56,426	\$ -	\$ 1.68 /SF

ALTERNATES

Soft / Owner Costs	Core & Shell, Lobby Phase 1	Interior Buildout Phase 2	Notes
Electrical Usage during Construction	By Owner	By Owner	
Water Usage during Construction	By Owner	By Owner	
Furniture & Equipment	By Owner	By Owner	
Owner Contingency	By Owner	By Owner	
Building Commissioning	By Owner	By Owner	
Interior, Exterior Building Signage	By Owner	By Owner	
Stage, Rigging Equipment	By Owner	By Owner	already purchased, not included in our price
Auditorium Seating Allowance	By Owner	\$ 150,000	
Visual Display	By Owner	By Owner	
Audio / Visual Systems, Stage, Rigging Lighting, Sound	By Owner	\$ 1,553,440	
Video Surveillance	By Owner	By Owner	
Access Control	By Owner	By Owner	
Wireless Access Points	By Owner	By Owner	
Data Center Racking / Equipment Relocation/Install	By Owner	By Owner	
Data Closet Racking / Equipment	By Owner	By Owner	
Escalation	By Owner	By Owner	
Unforeseen Market Conditions	By Owner	By Owner	
TOTAL SOFT / OWNER COSTS =	\$ -	\$ 1,703,440	
TOTAL PROJECT COST =	\$ 4,983,877	\$ 4,711,701	\$ 148.21 /SF

SCOPE OF WORK NOT INCLUDED UNDER CONSTRUCTION SCOPE



July 9, 2020

Theater Notes
Job # 121110/Job Folder 201905807

In Attendance:

Jason Schiffli, BD
Kristy Conrad, BD
Kia, BD (via zoom)
Clayton Stoppenhagen, S&S (via zoom)
Jose Berrios, S&S
Matt Gerbers, S&S
Justin Spitler, ASG
Scott Simon, ASG

ASG Scope Review:

- Bishop Dwenger requested an **add** for moveable lights. *Justin (ASG) to provide added cost.*
- Provide an electrical **add** for an electric hoist to raise and lower props from mezzanine.
- Mezzanine to have hinged railing (north side) for raising and lowering props. *WCI*
- Plenum rated cabling to be used when in open air installs.
- Provide an **add** for production intercom speaker station in Green Room/Black Box. *Justin (ASG) to provide added cost.*
- Provide an **add** for a security camera within Control Booth. *ASG to provide an add.*
- Sliding glass was recommended for in the wall between Theater and Control Booth.
- Apron Electric: 1 38' p1300G Hoist/8 ckt strip & Pantograph was removed from ASG's rigging material list and was not part of their total value.
- *Color to be determined at a later date for cyclorama curtain 48' w x 20' h.*
- Electrical had scope increase with electric theater rigging/hoisting being **added** back into ASG's scope. *Cost to be determined by S&S Electrical.*

ASG's breakout pricing before the above mentioned adds.

• Audio "Better Option";	\$261,324
• Lighting "Better Option";	\$342,356
• Video "Good Option";	\$98,847
• Rigging "Best Option";	\$466,354
• Soft Goods "Best Option";	\$44,652
• Moveable lights;	\$TBD
• Green Room/Black Box Speaker Box	\$TBD
• Provide security camera for sound booth	\$TBD
• Total;	\$1,213,533

Thank you, Matt

A TRADITION *of Excellence*

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