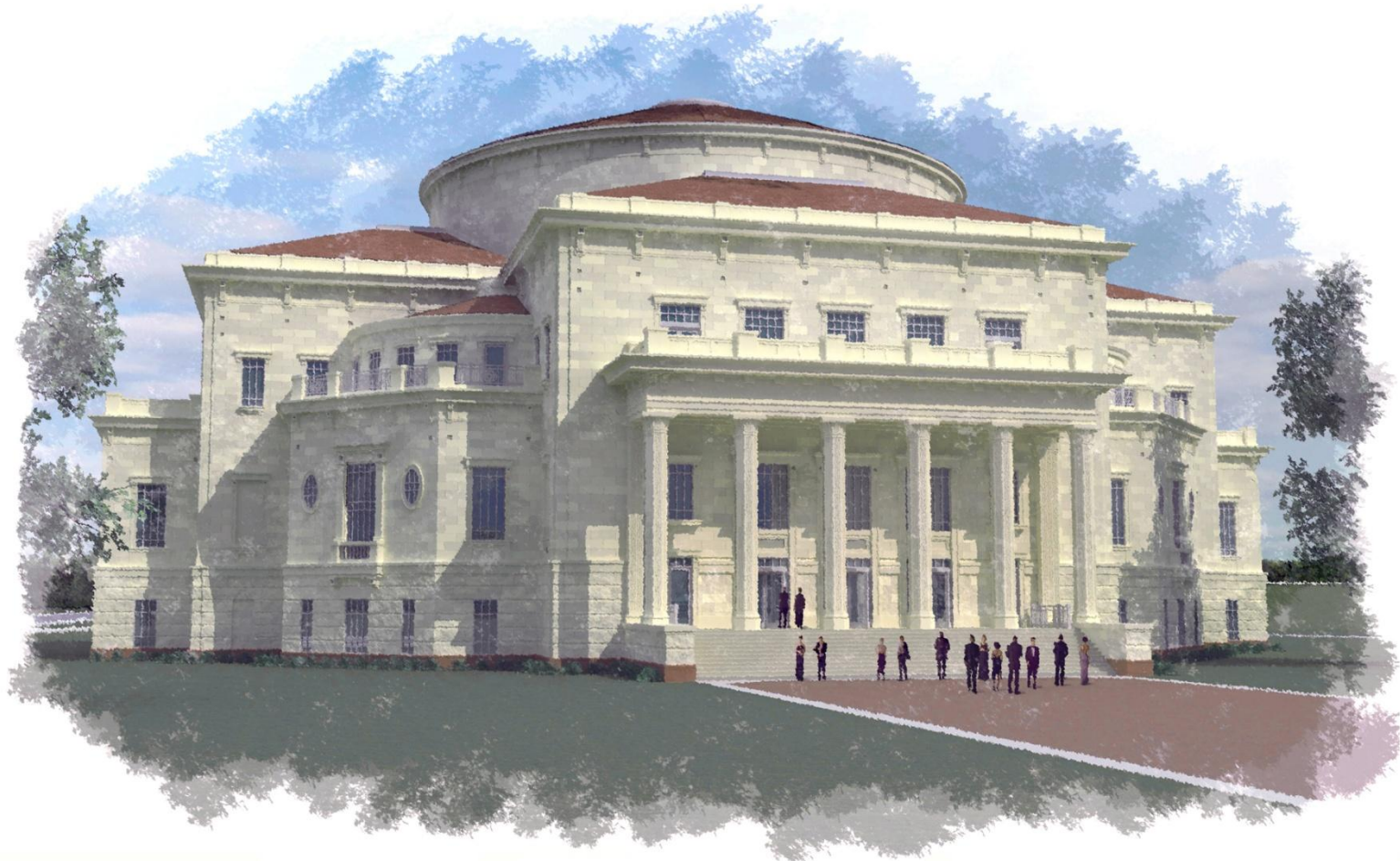


The Regional Performing Arts Center *Carmel, Indiana*



The Regional Performing Arts Center is planned as the greatest performance venue in Indiana

Center's goals:

1. Serve as a regional cultural venue for Central Indiana
2. Meet the facilities needs of local and regional arts organizations
3. Create a unique facility that addresses currently unmet space needs in the area
4. Meet world-class standards of acoustics and performance quality
5. Provide economic benefits for the Indianapolis area

The Performing Arts Center will include 2 main venues in 2 separate buildings

1. Concert Hall

- 1,600 seats
- Highest-quality acoustics
- Will accommodate wide range of musical performances



2. Multi-Purpose Drama Theatre

- 500 seats
- Proscenium-style auditorium
- Will accommodate drama, dance, musical performances



Regional Performing Arts Center – Concert Hall



- 1,600-seat dedicated concert hall
- Designed by world-renowned architect, David M. Schwarz
- Future home of Carmel Symphony, local groups, touring attractions

Concert Hall is intended to rank with the world's greatest music performance venues



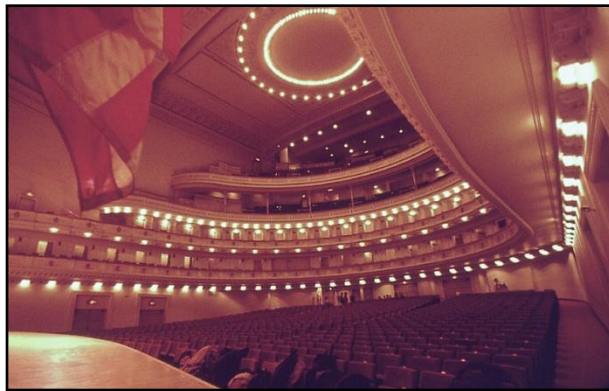
**Grosser Musikvereinsaal,
Vienna**



**Concertgebouw,
Amsterdam**



Boston Symphony Hall



Carnegie Hall, New York



**Meyerson Symphony
Center, Dallas**



**Concert and Congress
Center, Lucerne, Switzerland**

The Concert Hall will be the first purpose-built concert hall in Indiana

- A primary goal is the **highest-quality acoustics**, ranking with the greatest concert halls in the world. To achieve this goal, the Concert Hall will include:
 - A traditional “**shoebox**” **shape**, with high ceilings and massive, sound-reflecting walls
 - A “**single room**” **design** that places performers and audience in the same space
 - A canopy system above the performance platform that allows **variable (adjustable) acoustics**
 - **Surface detailing** that creates sound reflections at different frequencies, enhancing reverberance
 - Audience **seating behind the performance platform**

The Regional Performing Arts Center will be a unique venue in the Indianapolis area

- ❑ The 1,600 Seat Concert Hall will be one-of-a-kind in Indianapolis – and Indiana. The Concert Hall will be used for:
 - Large musical ensembles that require natural acoustics –
 - Symphony orchestras
 - Solo performers and small ensembles
 - Choruses
 - Other music performances of all kinds –
 - Full range of popular music
 - Country & Western, R&B, jazz, instrumental and vocal
 - School, college, university orchestras, bands, choruses
 - Natural acoustic and amplified events
- ❑ The location will have ample parking nearby.

The Center addresses performance space needs of many Indianapolis and Indiana organizations

- ❑ The Regional Performing Arts Center will be the **permanent home** of a number of Indianapolis-based **community arts groups** that currently perform in less than suitable venues.
- ❑ **Local programming** will range from symphony concerts, pops performances, country & western, vocal recitals, dance and ballet, to children's theatre, family shows, community theatre, and touring productions.
- ❑ As the community's "living room," the Center will host major **civic events, meetings, conferences, and private events** like weddings, family reunions.
- ❑ The Center will be the **major cultural resource** for citizens and groups throughout Greater Indianapolis and Central Indiana.

The first purpose-built venue in the Indianapolis area for international musical artists

- ❑ With the highest quality architectural design, performance accommodations, and acoustics, the Center will also present top regional, national, and **international artists and ensembles**.
- ❑ The Regional Performing Arts Center will become the **performance venue of choice** for every major classical and popular performing artist on the mid-America touring circuit.

Guest orchestras like the New York Philharmonic, Vienna Philharmonic, and Boston Symphony Orchestra



Touring solo artists like singers Renée Fleming and Liza Minnelli, cellist Yo-Yo Ma, violinist Joshua Bell

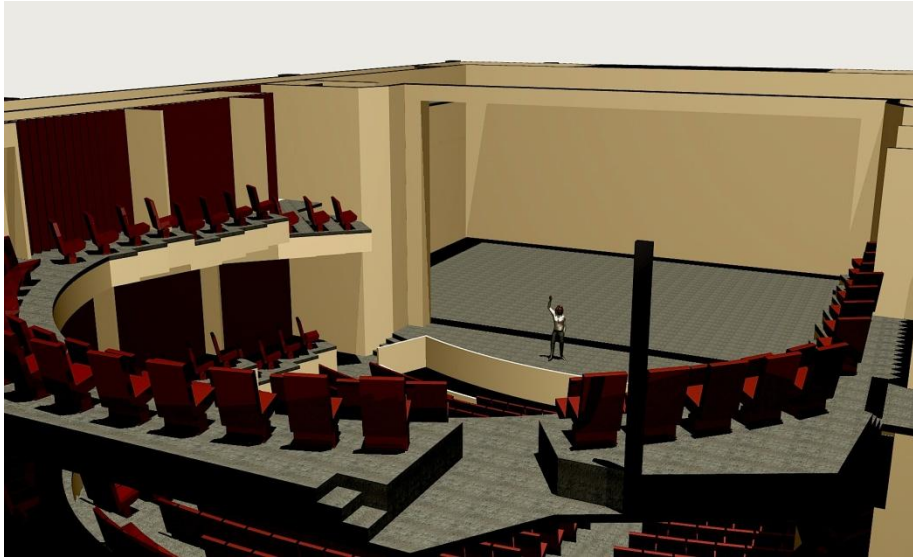


Carmel Performing Arts Center – Theater



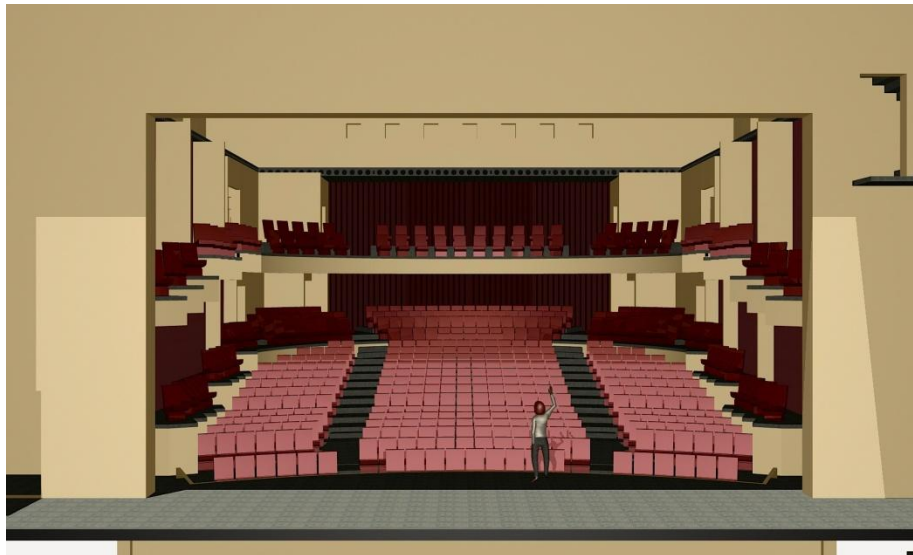
- 500-seat multi-use drama theater
- To be used by many local performing arts organizations

The Drama Theatre will meet a variety of needs



□ The 500-seat Multi-purpose Theatre will be used for:

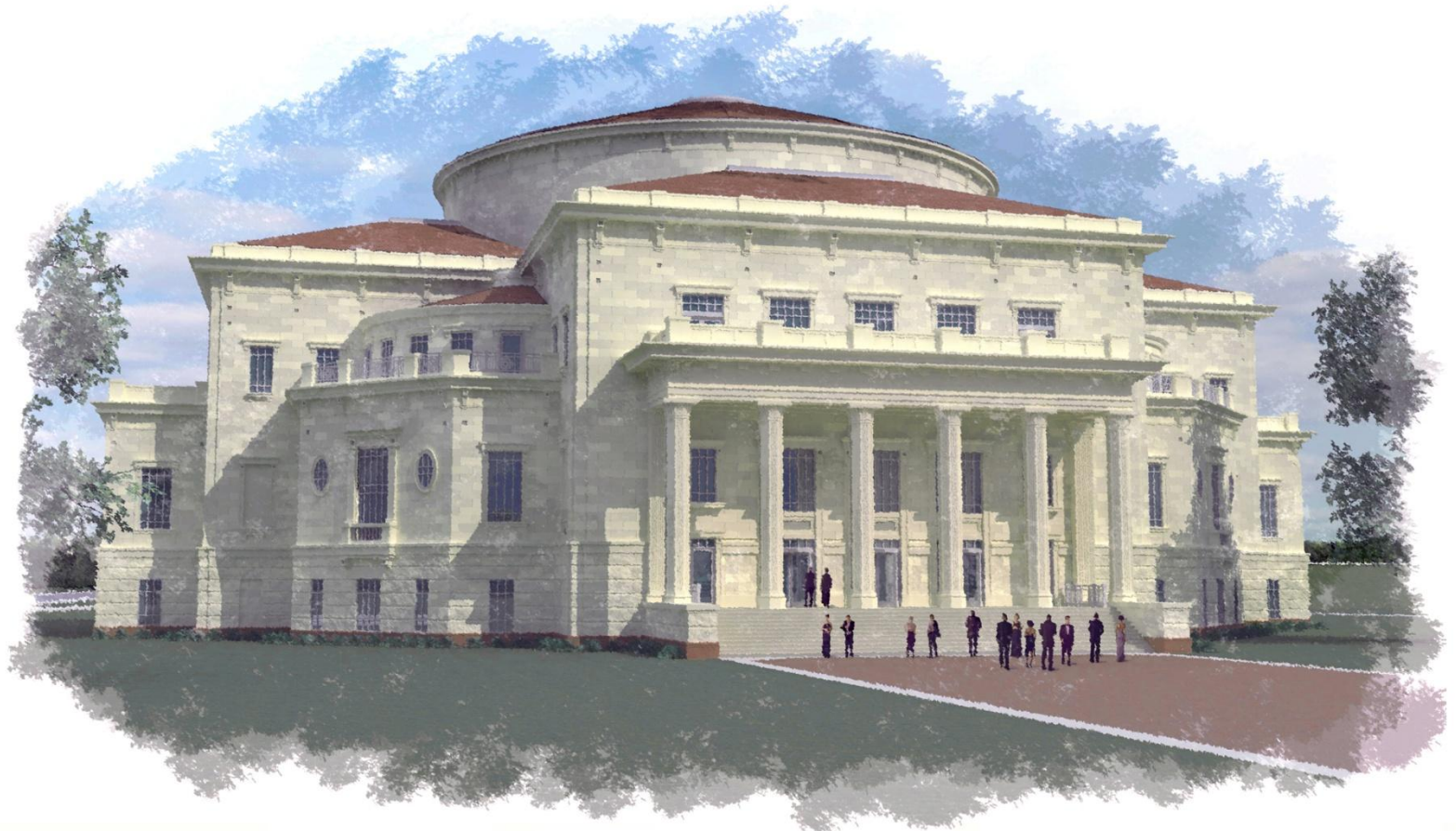
- Drama theatre events
- Children's theatre productions
- Dance, ballet performances
- Smaller musical groups
- Community groups



Leading national and local consultants have provided project planning and design services

David M. Schwarz Architectural Services, <i>Washington, DC</i>	Design Architect
Artec Consultants Inc, <i>New York</i>	Acoustics and Theatre Planning Consultants
CSO, <i>Indianapolis</i>	Architect of Record
Shiel Sexton, <i>Indianapolis</i>	Construction Manager
Artec's Arts Resources International division, <i>New York</i>	Project Feasibility Analysis
Marks Paneth Strategy Group, <i>New York</i>	Financial Operating Analysis
Arts Consulting Group, Inc., <i>New York</i>	Funding and Fund-raising Campaign Counsel
Donnell Consultants, Inc., <i>Tampa</i>	Project Cost Consultants
H. Umbaugh & Company, <i>Indianapolis</i>	Fiscal Advisors
Barnes & Thornburg, <i>Indianapolis</i>	Legal Advisors

Architect David M. Schwarz has designed the Concert Hall in classical architectural style



The Concert Hall is modeled on Andrea Palladio's Villa "La Rotonda," built in 1550 near Vicenza, Italy, and still an architectural icon nearly 500 years later



The Regional Performing Arts Center will be funded through a public-private partnership

- ❑ Financing of the Center's design and construction will be in the form of a **public-private partnership**.
- ❑ The City of Carmel has taken the lead in issuing **\$80 million** in bonds payable from taxes from new commercial developments in special **Economic Development Districts**.
- ❑ **No residential taxes** will be used in financing the Performing Arts Center's design and construction.
- ❑ To augment public funding, the Center will also seek **private-sector funding** from corporations, foundations, and individuals, both for basic project costs and building enhancements.

Regional Performing Arts Center – Project Cost and Campaign Goal

Performing Arts Center Project Cost:

Construction Cost – Concert Hall, Drama Theatre (DD)*	\$109,000,000
<u>FF&E, Fees, Other Expenses (25%)*</u>	<u>\$27,300,000</u>
Total, Building Project Cost	\$136,300,000
Permanent Endowment Funds	\$10,000,000
<u>Pre-Opening Expenses and Operations</u>	<u>\$1,600,000</u>
<u>Total Project Cost</u>	<u>\$147,900,000</u>

Funding and Fund Raising:

<u>City of Carmel Funding plus Interest on Bonds</u>	<u>\$90,000,000</u>
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<u>CAMPAIGN GOAL</u>	<u>\$57,900,000</u>
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The Arts Center's Funding and Fund-raising Plan

A private sector fund-raising campaign will be conducted to supplement public funds.

- Additional private resources will be used to complete and enhance certain architectural and equipment elements that have been eliminated, reduced, or deferred.
- Funds raised from private sources will also be used to create a permanent Endowment Fund to support the Center's ongoing annual operations and programming, and to maintain affordable rental costs for local user groups.
- Privately raised funds will also cover the Center's campaign costs and pre-opening expenses until permanent staff is in place.

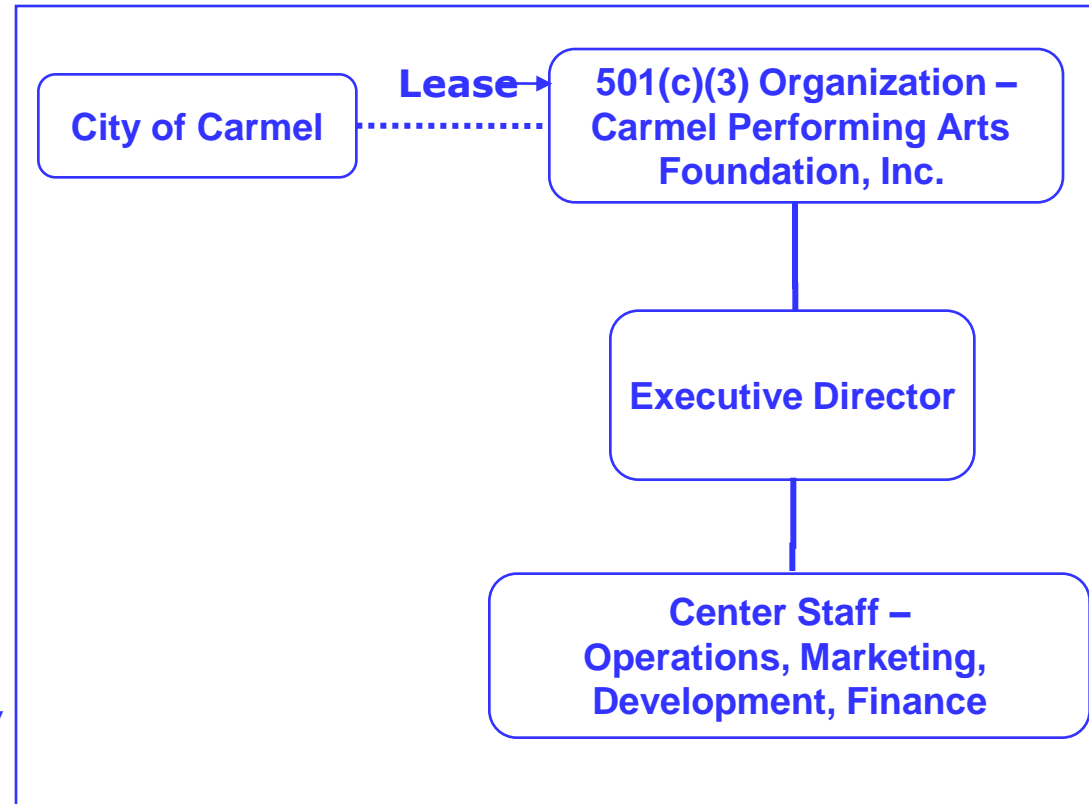
The City of Carmel will own the Center. A separate non-profit organization will operate it.

The **Carmel Performing Arts Foundation, Inc.**, a new 501(c) (3) organization, will accept tax-deductible annual fund and endowment contributions.

CPAF will lease Center from City for \$1 for 99 years. The City has no responsibility for operating shortfalls.

The Foundation board of directors hires the Center's executive director, sets policy, raises annual operating funds and endowment.

A self-perpetuating board is recruited from among civic, business, philanthropic, and government leaders.

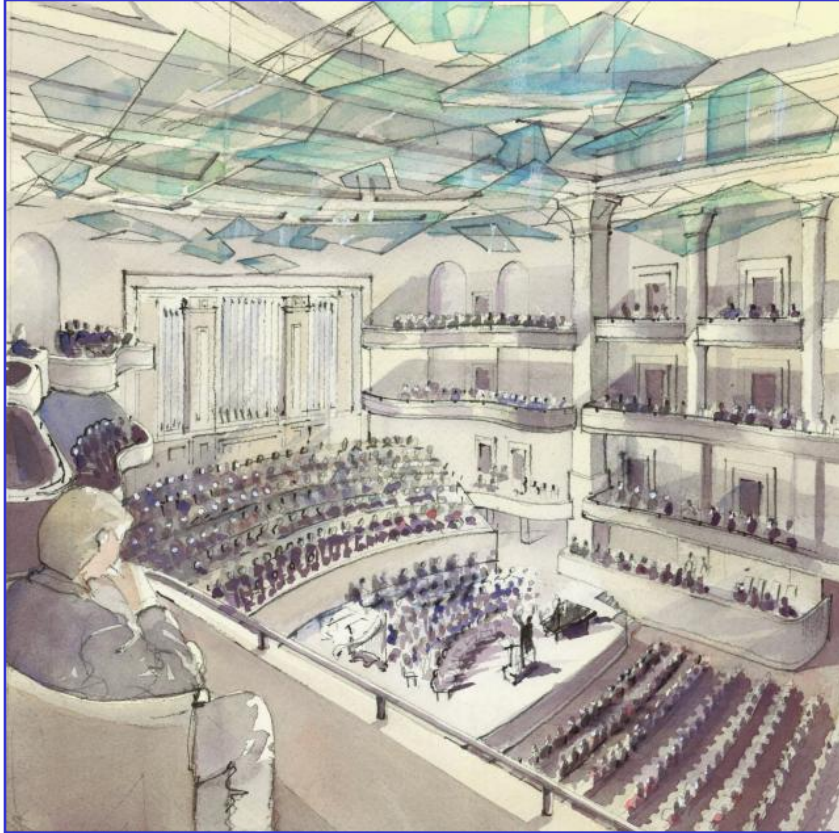


Spaces in the Performing Arts Center are available as Named Gift Opportunities

<i>To name</i>	<i>A gift for construction of a minimum of . . . (suggested amount)</i>
CONCERT HALL	\$25,000,000
DRAMA THEATRE	10,000,000
CONCERT HALL SPACES:	
Orchestra Level Main Lobby	5,000,000
East Lobby and Grand Stair	5,000,000
West Lobby and Grand Stair	5,000,000
Founders' Room	2,500,000
Lounge / Green Room	2,000,000
Office Space	2,000,000
Conductor's Dressing Room	1,500,000
Center Box Office	1,250,000
Multi-Function Room	1,250,000
Box Seats (6)	1,200,000
Box Seats (4)	1,000,000
Performance Platform	1,000,000
Driveway and West Entry	1,000,000

A list of other Named Gift Opportunities is available upon request.

Concert Hall Box Seats will have special amenities



The Concert Hall in the Regional Performing Arts Center will include a number of prominently located **Box Seats** at various levels of the Auditorium.

Seats in Boxes will be loose chairs, unlike the fixed seats elsewhere throughout the Hall.

The Box Tier Level will include **individual anterooms** for each Box. The **Founders Room** is on this level.

Box seats will also be located on the Main Floor Level and First and Second Balcony levels.

Concert Hall Box Seats will have permanent naming rights

The Carmel Performing Arts Foundation, Inc. will acknowledge a certain number of gifts by **naming Boxes** in honor or in memory of individual or institutional donors or their designees.

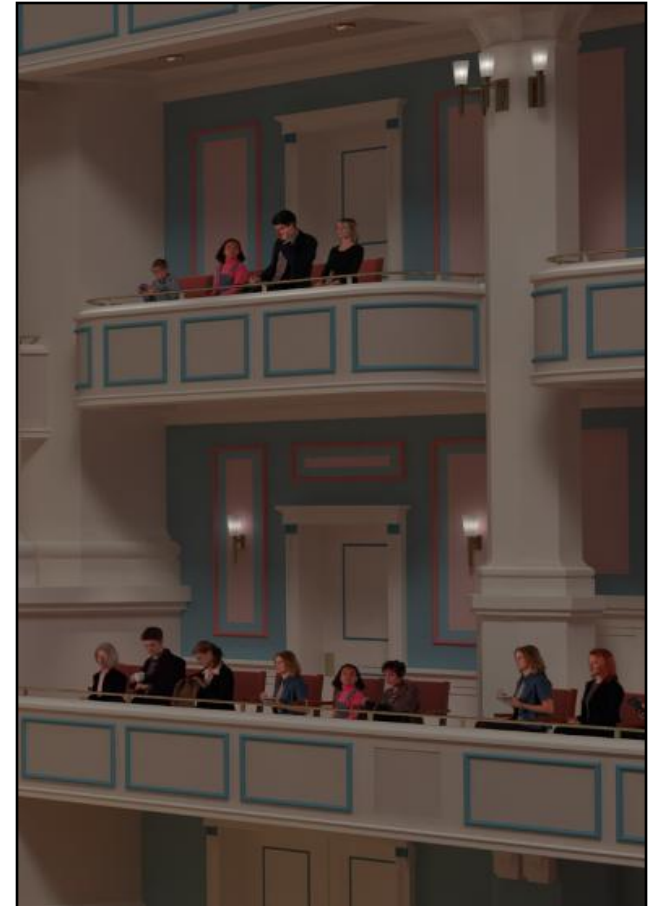
Permanent recognition of the Donor's name will be made at each Box entrance. Recognition will be **in perpetuity**.

Donors of Box Seats will be offered **advance notice of events** and the **right of first refusal** to purchase series subscriptions and single tickets in their Box for events presented by The Carmel Regional Performing Arts Center.

Pledge payments may be made over a three- or four-year period, covering the Center's design and construction schedule, or longer if the donor requires.

Concert Hall Box Seats

Seats per Box	Box Location	No. of Boxes	Suggested Gift
8 Seats	Box Tier Level	4	\$1,500,000
6 Seats	Box Tier Level	16	1,250,000
6 seats	Main Floor Level – Orchestra Parterre	4	1,000,000
4 Seats	Main Floor Level – Orchestra Parterre	14	750,000
4 Seats	First Balcony Level	10	750,000
6 seats	Second Balcony Level	10	600,000



A Great Center for a Great Region

In future years, the Regional Performing Arts Center will make history as Central **Indiana's venue of choice** for leading international performers, local musicians and actors, supporting volunteers, students, schools, civic groups, families, corporations, and individuals.

The Center will be widely recognized for the **high quality of its architectural design, acoustical excellence, and performance and audience accommodations.**

The Center will bring significant benefits for the entire region's **quality of life** and lasting **economic impact**, helping to attract top-level companies and their creative leaders and employees.

The Carmel Performing Arts Foundation now invites those individuals, companies, and foundations that have the interest, capability, and willingness to join in creating the **Regional Performing Arts Center**. In so doing, they will be helping Central Indiana to make history – as one the special places known to future generations for its outstanding **contributions to the arts.**

The Regional Performing Arts Center Carmel, Indiana

Carmel Performing Arts Foundation, Inc.

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