

Project ID **567895**  
 Project Level **FPC**  
 LAFAYETTE

# CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

<http://www.state.la.us/ecorts/>

50-J28 - Performing Arts Center, New Construction

**Project** Page 1

Title

Location

<input type="checkbox"/> Emergency Project <input checked="" type="checkbox"/> Current Project Requirements <input type="checkbox"/> Anticipated Program Needs	State IDs <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<b>Priority</b> Local/Agency <input type="text" value="6"/> of <input type="text" value="17"/> Department <input type="text" value="0"/> of <input type="text" value="0"/> Management Board <input type="text" value="0"/> of <input type="text" value="0"/>
--	---	---

**Applicant**

Agency <input type="text" value="J28 LAFAYETTE"/>	Schedule <input type="text" value="50-J28"/>	Department <input type="text" value="50 MISC-NONSTAT"/>
Parish <input type="text" value="LAFAYETTE"/>	<input type="text"/>	Senate District <input type="text" value="23"/>
<input type="text"/>	<input type="text"/>	House District <input type="text" value="45"/>
<input type="text"/>	<input type="text"/>	Site Code <input type="text"/>

**Local/Agency**

User <input type="text" value="Lafayette"/> Contact <input type="text" value="Cydra Wingerter"/> Phone Number <input type="text" value="337-291-8311"/> Fax <input type="text" value="337-291-8309"/> E-Mail <input type="text" value="cwingert@lafayettela.gov"/>	Address <input type="text" value="705 W University Ave"/> <input type="text" value="P. O. Box 4017-C"/> <input type="text"/> City/State/Zip <input type="text" value="Lafayette"/> <input type="text" value="LA"/> <input type="text" value="70502"/>
--	--

**Department**

User	<input type="text"/>
Contact	<input type="text"/>
Phone Number	<input type="text"/>

**Management Board**

User	<input type="text"/>
Contact	<input type="text"/>
Phone Number	<input type="text"/>

**Cost Estimates**

	Local/Agency	Department	Management Board	FPC
Land/Building Acq.	1,000,000	0	0	0
Planning 10%	10,360,000	0	0	0
Construction	103,600,000	0	0	0
Hazardous Materials	0	0	0	0
Subtotal	114,960,000	0	0	0
Misc./Contingency	10,360,000	0	0	0
Equipment	1,687,000	0	0	0
<b>Total</b>	<b>127,007,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Time Estimates**

Planning (months)	<input type="text" value="12"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Construction (months)	<input type="text" value="36"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

If planning has begun, when will it be completed?

Project ID 567895  
 Project Level FPC  
 LAFAYETTE

## CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

http://www.state.la.us/ecorts/

50-J28 - Performing Arts Center, New Construction

**Prior Funding**

Page 2

FPC Project No. Assigned to Prior Funding

Sub-project No.

Authorized Means of Financing	Amount	Year	Act#	Priority	Bond	Credit
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
Total	\$0					

**Proposed New Funding**

This project does not require funding in Year 1

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
State Funds	1,500,000	44,000,000	0	0	0	\$45,500,000
IAT	0	0	0	0	0	\$0
*Local Funds	500,000	30,000,000	0	0	0	\$30,500,000
*Reimbursement Bonds	0	0	0	0	0	\$0
*Fees/Self-Gen. Rev.	0	0	0	0	0	\$0
*Revenue Bonds	0	0	0	0	0	\$0
**Statutory Dedications	0	0	0	0	0	\$0
Federal Funds	0	0	0	0	0	\$0
Total	\$2,000,000	\$74,000,000	\$0	\$0	\$0	\$76,000,000

Local Bond Issue

\*Describe specific source of funds

\*\*Type of Statutory Dedication

What fiscal year (FY) was the project or program first submitted for consideration?

**Agency Impact Statement**

I hereby certify that this project has been reviewed, approved, and integrated into our department's long range strategic plan and five year budget. The impact of this project's operating budget has been approved.

Name  Title  Date

**Comments**

In 2022, Lafayette's Heymann Performing Arts Center (HPAC) will celebrate 62 years of operation. HPAC has been a regional treasure for arts and culture throughout Acadiana since it opened in 1960. The facility is responsible for 175 FTE jobs in Acadiana, and during a normal year it has a direct economic impact of \$5.2 million with attendance at more than 100,000 per year. The HPAC's auditorium, which has featured performances from around the world, has a seating capacity of 2,168. With the population of Lafayette Parish sitting at nearly 250,000, the demand is growing for a modernized, state-of-the-art facility with increased capacity. In recent years, Ochsner Lafayette General, directly adjacent to the HPAC, has rapidly expanded and now occupies most of the available land in the surrounding area. The current HPAC location is a critical part of Ochsner Lafayette General's future growth. Relocating the performing art center would have a significant impact on Lafayette's economy. In 2011, Conventions, Sports & Leisure International (CSL) was commissioned to produce a feasibility report regarding replacement of the HPAC. CSL estimated in 2010 dollars, by replacing the HPAC, \$13.1 million would be added to direct spending by consumers in Lafayette, resulting in \$20.2 million in new net output within the community. CSL estimated 190 FTE jobs resulting in \$7.9 million in new earnings, or \$809,000 in new income tax earnings. In 2021 dollars those amounts would be significantly higher. In addition, a larger, more modern facility would attract more events and visitors from throughout the Acadiana region and the state. This will have a positive impact on our retail, hospitality, dining, and lodging industry and produce increased revenue for the city, parish, and state. It will also enable Ochsner Lafayette General's continued expansion and also solidify Lafayette's standing as a key location for healthcare investment and innovation.

Project ID 567895  
Project Level FPC  
LAFAYETTE

# CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

http://www.state.la.us/ecorts/

50-J28 - Performing Arts Center, New Construction

## Demonstration of Need

Page 4

Title	Performing Arts Center, New Construction		
Description	design and construct a new performing arts center		
Location	Lafayette Parish	Present Empl.	175
Project Type	Land/Buildings	Future Empl.	218
Facility Type	Misc.	Citizens Served	250,000
Program / Service Desc.	New Performing Arts Center	Daily Users	1,000
Describe the long range strategic plan (5-Yr) for the program	continue to successfully facilitate local, regional and national events, increasing its client base and bringing more business to Lafayette with an expanded and updated facility capable of hosting larger events.		

## Purpose (Check all that apply)

<input type="checkbox"/> Expand Existing Pgm	<input type="checkbox"/> Changes in Mission	<input type="checkbox"/> Address Actual
<input checked="" type="checkbox"/> Relocate Existing Pgm	<input type="checkbox"/> Changes in Existing	<input type="checkbox"/> Changes in Standards
<input checked="" type="checkbox"/> Add New Pgm	<input type="checkbox"/> Changes in Population	<input type="checkbox"/> Promote Economic Dev
<input checked="" type="checkbox"/> Attract Business	<input type="checkbox"/> Generate Employment	<input type="checkbox"/> Address Code Violations
<input type="checkbox"/> Other		

## Applicable Guidelines / Standards

Publications, regulatory agencies' guidelines for the program	IAVM (International Assoc of Venue Managers) NFPA (National Fire Protection Association) OSHA (Occupational Safety and Health Admin) SRH (Stage Rigging Handbook by Jay O. Glerum) ANSI/ASA
Minimum or mandatory requirements for above-listed program	Standard practices, policy, specifications pertinent to facilitating acts and accommodating theatre crowds safely. Room capacity per use, egress, fire safety codes pertaining to building materials and FF&E. Life Safety requirements
What alternatives were considered? (check all that apply)	<input type="checkbox"/> Maintaining Status Quo <input type="checkbox"/> New Space <input type="checkbox"/> Renovations of Existing Space <input type="checkbox"/> Use Existing Space <input type="checkbox"/> Less Space <input type="checkbox"/> Expansions of Similar Program Elsewhere
How was the best option determined (Studies, Etc.)?	
Were feasibility studies or needs assessment reports prepared other than this application?	<input type="checkbox"/> Yes
Preparer's Name	Phone

## List socioeconomic and environmental affects of project

Land would be available for Ochsner Lafayette General to expand health care. It would result in new jobs and revenue (\$20.2 million) for Lafayette

## Identify and describe other simliar facilities in your area and evaluate their capabilities to meet needs

Cajundome & Blackham Coliseum are arenas not suitable to produce theatrical events. Angelle Hall, ACA and Burke-Hawthorne Hall at UL are not large enough

Request Endorsed By: Senator  Rep.  Endorser's Name: Cortez

Project ID 567895  
 Project Level FPC  
 LAFAYETTE

# CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

http://www.state.la.us/ecorts/

50-J28 - Performing Arts Center, New Construction

## Facility Requirements

Prepared By  Date Prepared

Space Requirements:  New Space  Existing Space  No Space

Type of Space	Number of Occupants	Type of Occupants	NA/Per	Net Area
Public	1,820	Patrons/Staff	15	27,300
Service	34	Staff	60	2,040
Office	23	Staff	65	1,495
Performance	5,000	Performers/Staff/Patrons	10	50,000
Back of House	450	Performers/Staff/Patrons	80	36,000
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0

Total Net Area  X Burden Factor  = Total Gross Area  Total Net Area Burden Area

Employees  Contract Employees  Temporary Employees   
 Visitors / Clients  Students / Assistants  Others

Describe additional program requirements (parking, Utilities Tie-In, Location, Shipping / Receiving, Public Access, Site Amenities).

What will happen with the existing facility (demolition, remodeled, other program) and funding if needed?

## Renovation / Addition

Describe the condition of the building and previous renovations

Describe the extent of the proposed renovation / addition

Describe the location of occupants during renovation and required funding

What amount of the construction budget addresses modifications required to meet the "Americans with Disabilities Act Accessibility Guidelines (ADAAG)"?

## Hazardous Materials

What hazardous materials are addressed in the construction budget?

Underground Storage Tanks  PCB's  Lead Paint  Asbestos Other

Enter the date if site has been surveyed for underground storage tanks.

Provide contact information if the facility's asbestos management plan was consulted for abatement requirements.

Contact Name  Phone

## Roof

What is the current age, condition, and type of the existing roof and anticipated date of replacements?

Age of Roof (yrs)  Condition

Replacement Date  Type

Describe roof penetrations, equipment, etc.

Project ID **567895**  
 Project Level **FPC**  
 LAFAYETTE

**CAPITAL OUTLAY REQUEST**  
 FISCAL YEAR 2022 - 2023

http://www.state.la.us/ecorts/

50-J28 - Performing Arts Center, New Construction

**Construction Cost (cont.)**

Source of Data

Date Prepared

List special cost affecting factors considered (unfinished warehouse space, extraordinary HVAC, etc.).

Cost of Construction Calculation (Provide COST/S.F. for Roofing Projects)

Type of Space	Net Area	Cost/S.F.	Area Cost
Public	27,300	650	17,745,000
Service	2,040	650	1,326,000
Office	1,495	650	971,750
Performance	50,000	650	32,500,000
Back of House	36,000	650	23,400,000
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
Burden Area	35,051	150	5,257,650
Total / Average / Total	151,886	535	81,200,400

**Additional Line Item Expenses** (Parking, Utility Tie-In, Security System, etc.)

Item	Quantity	Unit Cost	Total
800 spot parking garage	800	23,500	18,800,000
300 spot concrete surface lot	300	1,834	550,200
Secure production lot	1	358,500	358,500
Security System	1	150,000	150,000
Utilities	1	2,500,000	2,500,000
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
Subtotal of Additional Line Item Expenses			22,358,700

**Total Construction Cost**

**Equipment Costs**

Item	Item Costs
FFE	517,000
Audio/Video/IT Systems	1,170,000
	0
	0
	0
Total Equipment Costs	1,687,000

Check this box if this program is for renovation or relocation of an existing program and the use of existing equipment discontinued.

If so, explain?

If this project is a current year request, attach an itemized breakdown with unit costs and an estimated useful life of the equipment with final submission to Facility Planning.

Project ID 567895  
 Project Level FPC  
 LAFAYETTE

## CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

<http://www.state.la.us/ecorts/>

50-J28 - Performing Arts Center, New Construction

### Operation Budget (Expenditures)

Page 7

	Existing Operating Budget Current Year Budgeted	Annual Projected Increase (Decrease) After Project Completion
Salaries	412,768	0
Other Compensation	37,112	0
Related Benefits	112,469	0
Travel	0	0
Operating Services	271,658	0
Supplies	52,956	0
Professional Services	1,645,346	0
Other Services	678,716	0
Debt Services	0	0
Interagency Funds	0	0
Acquisitions	0	0
Major Repairs	104,000	0
Unallocated	0	0
<b>Total Expenditures</b>	<b>3,315,025</b>	<b>0</b>
<b>Total Positions</b>	<b>6</b>	<b>0</b>

### Operation Budget (Financing)

State General Fund (Direct)	0	0
State General Fund by:		
Interagency Transfer	0	0
Fees and Self-Generated Rev.	0	0
Statutory Dedications	3,315,025	0
Interim Emergency Board	0	0
Federal Funds	0	0
<b>Total Financing</b>	<b>3,315,025</b>	<b>0</b>

### Balance

Excess / Deficiency of Expenditures Over Financing (should = 0)	0	0
---	---	---

### Operating Budget (Summary)

	Year 1	Year 2	Year 3	Year 4	Year 5
State Gen. Fund (Direct)	0	0	0	0	0
Interagency Transfer	0	0	0	0	0
Fees/Self-Gen. Revenue	3,315,025	3,315,025	3,315,025	3,315,025	3,315,025
Statutory Dedications	0	0	0	0	0
Interim Emergency Board	0	0	0	0	0
Federal Funds	0	0	0	0	0
<b>Total Means of Financing</b>	<b>3,315,025</b>	<b>3,315,025</b>	<b>3,315,025</b>	<b>3,315,025</b>	<b>3,315,025</b>

### Comments

Project ID 567895  
Project Level FPC  
LAFAYETTE

# CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

<http://www.state.la.us/ecorts/>

50-J28 - Performing Arts Center, New Construction

## Certification Questionnaire

Page 8

1) What was your budget for capital improvements for the last 3 years?

Current Year  Last Year  2 Years Ago

2) What was your undesignated/unreserved general fund balance for the last 3 years?

Current Year  Last Year  2 Years Ago

3) What was your designated/reserved general fund balance for the last 3 years?

Current Year  Last Year  2 Years Ago

4) What is your ad valorem tax capacity?

Millage Authorized  Millage Levied  (mills)  
When did you last have an election to renew or increase millage?   
Did the electors approve or reject the millage renewal or increase?  approve  reject  
How much was requested?  (mills)

5) What is your local sales tax?

Percent Authorized  Percent Levied   
When did you last have an election to renew or increase the percent?   
Did the electors approve or reject the percent renewal or increase?  approve  reject  
How much was requested?  (percentage)

6) Have you had an election to obtain voter approval for a bond issue for this or other projects?  yes  no

Did the electors approve or reject the issue?  approve  reject  
Do you plan to have an election to obtain voter approval for a bond issue for this or other projects?  
 yes  no

7) Is this project for which you are requesting state funding the type for which revenue will be generated?

yes  no

(i.e. parking fees; water; sewer or other utility fees; etc.)

If so, please describe the source and projected amount of the revenue.

Source 1	<input type="text"/>	Amount	<input type="text" value="0"/>
Source 2	<input type="text"/>	Amount	<input type="text" value="0"/>
Source 3	<input type="text"/>	Amount	<input type="text" value="0"/>

8) How much do you receive from the Parish Transportation Fund?

Current Year	<input type="text" value="0"/>
Last Year	<input type="text" value="0"/>
2 Years Ago	<input type="text" value="0"/>

9) Have you been approved for or received funding from any other state program for this project?  yes  no

If so, how much and from what source?

Source 1	<input type="text"/>	Source 2	<input type="text"/>
Agency/Program	<input type="text"/>	Agency/Program	<input type="text"/>
Current Year	<input type="text" value="0"/>	Current Year	<input type="text" value="0"/>
Last Year	<input type="text" value="0"/>	Last Year	<input type="text" value="0"/>
2 Years Ago	<input type="text" value="0"/>	2 Years Ago	<input type="text" value="0"/>
Status	<input type="text"/>	Status	<input type="text"/>
Source 3	<input type="text"/>	Source 4	<input type="text"/>
Agency/Program	<input type="text"/>	Agency/Program	<input type="text"/>
Current Year	<input type="text" value="0"/>	Current Year	<input type="text" value="0"/>
Last Year	<input type="text" value="0"/>	Last Year	<input type="text" value="0"/>
2 Years Ago	<input type="text" value="0"/>	2 Years Ago	<input type="text" value="0"/>
Status	<input type="text"/>	Status	<input type="text"/>

Project ID 567895  
Project Level FPC  
LAFAYETTE

# CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

<http://www.state.la.us/ecorts/>

50-J28 - Performing Arts Center, New Construction

## Certification Questionnaire (cont)

Page 9

10) Have you been approved for or received funding from any federal program for this project?  yes  no

If so, how much and from what source?

Source 1 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

Source 2 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

Source 3 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

Source 4 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

11) Have you been approved for or received funding from any private source for this project?  yes  no

If so, how much and from what source?

Source 1 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

Source 2 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

Source 3 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

Source 4 Agency/Program	
Current Year	0
Last Year	0
2 Years Ago	0
Status	

12) If not a local government entity, describe the legal status of your entity.

The above information is certified by:

Name:

Title:

Contact Person:

Date:

Phone Number:



Project ID 567895  
Project Level FPC  
LAFAYETTE

# CAPITAL OUTLAY REQUEST

FISCAL YEAR 2022 - 2023

<http://www.state.la.us/ecorts/>

50-J28 - Performing Arts Center, New Construction

## Space Utilization

Page 10

Local User Facility: Lafayette

Prepared By: Brian McGrath

Detail Space Utilization Plan Here:

The Heymann Center's current complex, a performing arts center (proscenium theatre) and convention center, is occupied 88-90% of the year, during a stabilized year. The spaces are used for: Broadway Theatre, Stage Plays, Ballet and Modern Dance, Symphony Orchestra, Chamber Orchestra, Pop/Country/Jazz/R&B/Rap Concerts, Stand-up Comedy, Mardi Gras Balls, Civic Engagements, Banquets, Trade Shows, Competitions, Conventions, and Meetings. Additionally, the Heymann Center provides much needed space for Lafayette City Government sponsored functions, meetings, emergency shelter needs; and, the Heymann Center has a contract with LA DCFS for use as a special needs shelter during declared emergencies. During the pandemic the Heymann Center became a vaccine center, providing over 33,000 vaccines. The added function and capacity of a new facility would grow the capabilities of the agency to provide such service and value to the Lafayette (and regional) community, conveniently located at the junction of I-49 and I-10.