

San Francisco War Memorial and Performing Arts Center

DRAFT RENTAL RATES

FY 2015-16 to FY 2024-25

Revised 1/18/23

RESIDENT LICENSEE RENTAL RATES

	2015-16			2016-17/2017-18			2018-19		2020-21		2022-23		2024-25
	(HT/GR/MB)			(OH/DSH/ZRH)			2019-20		2021-22		2023-24		2025-26
SF OPERA/SF BALLET (OH)													
Per Performance	0.0%	1,500	3.3%	1,550	4.8%	1,625	4.6%	1,700	4.7%	1,780	5%	1,870	
Rehearsal Day	0.0%	1,225	4.1%	1,275	5.5%	1,345	5.2%	1,415	4.6%	1,480	5%	1,550	
Open Rehearsal (Rehearsal day)	0.0%	275	0.0%	275	1.8%	280	1.8%	285	5.3%	300	5%	315	
Open Rehearsal (Perf. day/Att. 500 max.)	0.0%	700	7.1%	750	4.0%	780	5.8%	825	5.5%	870	5%	910	
Open Rehearsal (Perf. day/Att. 500+)	0.0%	1,500	3.3%	1,550	4.8%	1,625	4.6%	1,700	4.7%	1,780	5%	1,870	
SF SYMPHONY (DSH)													
Per Performance	0.0%	1,500	3.3%	1,550	4.8%	1,625	4.6%	1,700	4.7%	1,780	5%	1,870	
Half-Day Rehearsal	0.0%	575	4.3%	600	4.2%	625	4.8%	655	4.6%	685	5%	720	
Full-Day Rehearsal (to 4pm)	0.0%	950	0.0%	950	5.3%	1,000	5.0%	1,050	4.8%	1,100	5%	1,150	
Day/Eve Rehearsal	0.0%	1,225	4.1%	1,275	5.5%	1,345	5.2%	1,415	4.6%	1,480	5%	1,550	
Open Rehearsal (Att. 500 max.)	0.0%	700	7.1%	750	4.0%	780	5.8%	825	5.5%	870	5%	910	
Open Rehearsal (Att. 500+)	0.0%	1,500	3.3%	1,550	4.8%	1,625	4.6%	1,700	4.7%	1,780	5%	1,870	
OPERA, SYMPHONY, BALLET													
Outside Performance (minimum rent)	0.0%	2,500	0.0%	2,500	10.0%	2,750	5.5%	2,900	5.5%	3,060	5%	3,200	
vs. 10% to maximum rent	0.0%	5,000	4.0%	5,200	5.8%	5,500	5.5%	5,800	5.2%	6,100	5%	6,400	
School Audience Performance	0.0%	950	0.0%	950	5.3%	1,000	5.0%	1,050	4.8%	1,100	5%	1,150	
Lobby Usage (Att. 1,000+)	0.0%	2,000	25.0%	2,500	4.0%	2,600	3.8%	2,700	3.7%	2,800	5%	2,950	
Lobby Usage (Att. 350-1,000)	0.0%	1,250	0.0%	1,250	4.0%	1,300	3.8%	1,350	3.7%	1,400	5%	1,475	
Mini-Lobby Usage (Att. 80-350 max.)	0.0%	675	0.0%	675	3.7%	700	3.6%	725	4.8%	760	5%	800	
Mini-Lobby Usage (Att. 80 max. w/Perf.)	0.0%	225	0.0%	225	11.1%	250	4.0%	260	3.8%	270	4%	280	
Grounds Usage (1-10 days)	0.0%	7,500	0.0%	7,500	4.0%	7,800	5.1%	8,200	4.9%	8,600	5%	9,000	
Per day after 10 days	0.0%	500	30.0%	650	3.8%	675	3.7%	700	4.3%	730	5%	765	
<u>Other Rental Fees</u>													
Holiday-Rehearsal Day	0.0%	550	4.5%	575	4.3%	600	4.2%	625		Eliminate		Eliminate	
Holiday-Performance Day	0.0%	800	6.3%	850	5.9%	900	5.6%	950		Eliminate		Eliminate	
OFFICE RENTAL (OH & DSH)													
Rate per square foot per month	0.0%	0.4125	5.9%	0.4367	5.9%	0.4625	5.9%	0.4900	6.1%	0.5200	4%	0.5400	
Rate per square foot per year		4.95		5.24		5.55	5.9%	5.88	6.1%	6.24	5%	6.55	
Opera Monthly Rent (29,186.65 sq. ft.)		12,039.49		12,744.84		13,498.82							
30,735.75 s.f. effective 7/1/19						14,073.00		15,060.52		15,982.59	4%	16,597.31	
Ballet Monthly Rent (4,042.55 sq. ft.)		1,667.55		1,765.25		1,869.68							
5,329.35 s.f. effective 7/1/19						2,278.00		2,611.38		2,771.26	4%	2,877.85	
Symphony Monthly Rent (30,960 sq. ft.)		12,771.00		13,519.20		14,319.00		15,170.40		16,099.20	4%	16,718.40	
ZELLERBACH REHEARSAL HALL													
Room A - Company Use (per day)	0.0%	495	4.0%	515	4.9%	540	5.6%	570	5.3%	600	5%	630	
Room A - Public Use (per day)	0.0%	750	6.7%	800	6.3%	850	5.9%	900	5.6%	950	5%	1,000	
Rooms B & C (per day)	0.0%	305	6.6%	325	7.7%	350	5.7%	370	5.4%	390	5%	410	
<u>Other Rental Fees</u>													
Holiday	0.0%	400	6.3%	425	5.9%	450	5.6%	475		Eliminate		Eliminate	

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	2015-16	2016-17	2017-18	2018-19	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26		
OPERA HOUSE/DAVIES SYMPHONY HALL												
Per Performance - Base Rent	0.0%	2,500	0.0%	2,500	10.0%	2,750	5.5%	2,900	5.5%	3,060	5%	3,200
Maximum Rent - Non-Profit: 10% NTE	0.0%	5,000	4.0%	5,200	5.8%	5,500	5.5%	5,800	5.2%	6,100	5%	6,400
Maximum Rent - Others: 10% NTE	0.0%	7,250	3.4%	7,500	5.3%	7,900	5.1%	8,300	5.2%	8,730	5%	9,150
Graduation Event (day only)	0.0%	3,500	0.0%	3,500	4.3%	3,650	4.1%	3,800	5.3%	4,000	5%	4,200
Rehearsal Day - Non-Profit	0.0%	2,200	2.3%	2,250	4.4%	2,350	4.3%	2,450	4.1%	2,550	5%	2,670
Rehearsal Day - Others	0.0%	2,750	9.1%	3,000	4.5%	3,135	3.7%	3,250	4.6%	3,400	5%	3,570
Half-Day Rehearsal	0.0%	1,200	4.2%	1,250	4.8%	1,310	4.2%	1,365	Eliminate	Eliminate		Eliminate
Lobby Usage-Non Profit (w/o Performance)	0.0%	5,000	4.0%	5,200	5.8%	5,500	5.5%	5,800	5.2%	6,100	5%	6,400
Lobby Usage-Other (w/o Performance)	0.0%	7,250	3.4%	7,500	5.3%	7,900	5.1%	8,300	5.2%	8,730	5%	9,150
Lobby Usage (w/perf. Att. 1,000+)	0.0%	2,000	25.0%	2,500	4.0%	2,600	3.8%	2,700	3.7%	2,800	5%	2,950
Lobby Usage (w/perf Att. 350-1,000)	0.0%	1,250	0.0%	1,250	4.0%	1,300	3.8%	1,350	3.7%	1,400	5%	1,470
Mini-Lobby Usage (w/perf. Att. 350 max.)	0.0%	675	0.0%	675	3.7%	700	3.6%	725	4.8%	760	5%	800
Mini-Lobby Usage (w/perf. Att. 80 max.)	0.0%	225	0.0%	225	11.1%	250	4.0%	260	3.8%	270	6%	285
<u>Other Rental Fees</u>												
Holiday-Rehearsal Day	0.0%	550	4.5%	575	4.3%	600	4.2%	625	Eliminate	Eliminate		Eliminate
Holiday-Performance Day	0.0%	800	6.3%	850	5.9%	900	3.9%	935	Eliminate	Eliminate		Eliminate
HERBST THEATRE												
<u>Non-Profit Licensees</u>												
Per Performance	0.0%	1,250	0.0%	1,250	4.0%	1,300	5.8%	1,375	5.5%	1,450	5%	1,520
2nd Performance in one day	0.0%	875	0.0%	875	2.9%	900	5.6%	950	5.3%	1,000	5%	1,050
Mini-Performance, Day to 5 pm	0.0%	700	0.0%	700	3.6%	725	6.9%	775	5.8%	820	5%	860
2nd Mini-Performance in one day	0.0%	550	0.0%	550	4.5%	575	4.3%	600	5.0%	630	5%	660
Rehearsal - 4 hours max. before 5pm	0.0%	600	0.0%	600	4.2%	625	4.0%	650	5.4%	685	5%	720
Rehearsal - 4+ hours day or eve	0.0%	1,000	0.0%	1,000	5.0%	1,050	4.8%	1,100	4.5%	1,150	5%	1,210
<u>For-Profit Licensees</u>												
Per Performance	0.0%	2,500	0.0%	2,500	4.0%	2,600	5.8%	2,750	5.5%	2,900	5%	3,050
2nd Performance in one day	0.0%	1,875	0.0%	1,875	-4.0%	1,800	5.6%	1,900	5.3%	2,000	5%	2,100
Rehearsal Day	0.0%	2,000	0.0%	2,000	10.0%	2,200	0.0%	2,200	4.5%	2,300	5%	2,420
<u>Other Rental Fees</u>												
Holiday-Rehearsal Day	0.0%	375	0.0%	375	0.0%	375	6.7%	400	Eliminate	Eliminate		Eliminate
Holiday-Performance Day	0.0%	500	0.0%	500	0.0%	500	5.0%	525	Eliminate	Eliminate		Eliminate
VETERANS BUILDING LOBBY												
(may also require rental of Herbst Theatre and/or Green Room)												
Lobby Usage (Attendance 350-1,000)	0.0%	1,250	0.0%	1,250	4.0%	1,300	5.8%	1,375	5.5%	1,450	5%	1,520
Lobby Usage (Attendance under 350)	0.0%	675	0.0%	675	3.7%	700	3.6%	725	5.5%	765	5%	800
Lobby Usage - Mini (pre-/post-Herbst)	0.0%	225	0.0%	225	11.1%	250	0.0%	250	0.0%	250	4%	260
Herbst Bar & Lounge	0.0%	225	0.0%	225	11.1%	250	0.0%	250	0.0%	250	4%	260

STANDARD RENTAL RATES (continued)

	2015-16	2016-17	2017-18	2018-19	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
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GREEN ROOM

Non-Profit Licensees

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Per Event Day (8 hours)	0.0%	1,000	0.0%	1,000	5.0%	1,050	4.8%	1,100	4.5%	1,150	4%	1,200
Per Hour after 8 Hours (before 12 Mid.)	0.0%	125	0.0%	125	20.0%	150	0.0%	150	6.7%	160	9%	175
Per Hour after 12 Midnight	0.0%	250	0.0%	250	20.0%	300	0.0%	300	6.7%	320	3%	330
<u>Other Licensees</u>												
Per Event Day <i>Mon-Thu</i> (8 Hours)	0.0%	2,000	0.0%	2,000	5.0%	2,100	#####	6,000	0.0%	6,000	3%	6,200
Per Event Day <i>Fri-Sun</i> (8 Hours)	0.0%	2,250	0.0%	2,250	5.6%	2,375	#####	6,500	0.0%	6,500	3%	6,700
Weddings (July-August only)	0.0%	2,500	0.0%	2,500	6.0%	2,650	#####	6,500	0.0%	6,500	3%	6,700
Per Hour after 8 Hours (before 12 Mid.)	0.0%	125	0.0%	125	20.0%	150	33.3%	200	0.0%	200	5%	210
Per Hour after 12 Midnight	0.0%	250	0.0%	250	20.0%	300	66.7%	500	0.0%	500	4%	520
<u>Other Rental Fees</u>												
Holiday	0.0%	500	0.0%	500	0.0%	500	5.0%	525		Eliminate		Eliminate

WILSEY CENTER (VETERANS BUILDING 4th FLOOR)

Atrium Theater

Non-Profit Licensees per day	<i>New</i>	800	0.0%	800	3.1%	825	4.2%	860	5%	900
Other Licensees per day	<i>New</i>	1,250	28.0%	1,600	3.1%	1,650	4.5%	1,725	5%	1,810
Non-Profit Performing Arts Weekly Rental (7 days, Mon. - Sun.)	<i>New</i>	2,400	33.3%	3,200	3.1%	3,300	4.5%	3,450	5%	3,620

Education Studio

Non-Profit Licensees per day												
Mini-use	<i>New</i>	225	11.1%	250	0.0%	250	0.0%	250	4%	260		
Medium use	<i>New</i>	675	3.7%	700	3.6%	725	3.4%	750	4%	780		
Extensive use	<i>New</i>	1,000	0.0%	1,000	0.0%	1,000	5.0%	1,050	5%	1,100		
Weekly Rehearsal use	<i>New</i>	1,000	0.0%	1,000	0.0%	1,000	5.0%	1,050	5%	1,100		
Other Licensees per day												
Mini-use	<i>New</i>	225	122.2%	500	0.0%	500	5.0%	525	5%	550		
Medium use	<i>New</i>	675	48.1%	1,000	25.0%	1,250	6.0%	1,325	4%	1,375		
Extensive use	<i>New</i>	2,000	0.0%	2,000	0.0%	2,000	5.0%	2,100	5%	2,200		

San Francisco Opera - Exclusive Use Periods (per Lease, based on per square foot office rent)

Atrium Theater	<i>New</i>	350	5.7%	370	5.4%	390	5.1%	410	5%	430
Education Studio	<i>New</i>	160	6.3%	170	5.9%	180	5.6%	190	5%	200
Atrium Theater and Education Studio	<i>New</i>	510	5.9%	540	5.6%	570	5.3%	600	5%	630

Other Rental Fees

Holiday	<i>New</i>	500	0.0%	500	5.0%	525		Eliminate		Eliminate
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STANDARD RENTAL RATES (continued)

		2015-16	2016-17	2018-19	2020-21	2022-23	2024-25					
			2017-18		2021-22	2023-24	2025-26					
ZELLERBACH REHEARSAL HALL												
<u>Rehearsal/Non-Profit Rentals</u>												
Room A - Company Use (9 Hours)	0.0%	575	0.0%	575	4.3%	600	4.2%	625	4.8%	655	5%	685
Room A - Public Use (9 Hours)	0.0%	750	6.7%	800	6.3%	850	5.9%	900	5.6%	950	5%	1,000
Room A - Per Additional Hour	0.0%	75	0.0%	75	0.0%	75	6.7%	80		Eliminate		Eliminate
Rooms B & C (9 Hours)	0.0%	375	0.0%	375	4.0%	390	5.1%	410	4.9%	430	5%	450
Rooms B & C - Per Additional Hour	0.0%	50	0.0%	50	0.0%	50	10.0%	55		Eliminate		Eliminate
Holiday	0.0%	400	6.3%	425	5.9%	450	5.6%	475		Eliminate		Eliminate
<u>Non-Rehearsal/Commercial Rentals</u>												
Room A - Company Use (9 Hours)	0.0%	1,000	0.0%	1,000	4.5%	1,045	4.3%	1,090	5.5%	1,150	5%	1,210
Room A - Public Use (9 Hours)	0.0%	1,250	0.0%	1,250	5.2%	1,315	5.7%	1,390	5.8%	1,470	5%	1,550
Room A (Per Additional Hour)	0.0%	100	0.0%	100	0.0%	100	5.0%	105		Eliminate		Eliminate
Rooms B & C (9 Hours)	0.0%	675	0.0%	675	5.2%	710	4.2%	740	5.4%	780	5%	820
Rooms B & C (Per Additional Hour)	0.0%	75	0.0%	75	0.0%	75	6.7%	80		Eliminate		Eliminate

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Holiday	0.0%	400	6.3%	425	5.9%	450	0.0%	450	Eliminate	Eliminate
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FILM AND PHOTO

Filming (min. fee up to 4 hours)	0.0%	500	0.0%	500	0.0%	500	0.0%	500	0.0%	500	5%	525
Filming (per hour after 4 hours)	0.0%	200	0.0%	200	0.0%	200	0.0%	200	0.0%	200	5%	210
Still Photography (min. fee up to 4 hours)	0.0%	400	0.0%	400	0.0%	400	0.0%	400	0.0%	400	5%	420
Still Photography (per hour after 4 hours)	0.0%	100	0.0%	100	0.0%	100	0.0%	100	0.0%	100	5%	105

VETERANS BUILDING OCCUPANCY FEES

Office Space (Rate per square foot per year)

San Francisco Arts Commission (eff. 10/1/15)	14.98	2.9%	15.42	6.0%	16.34	6.0%	17.32	6.0%	18.36	6%	19.46
Grants For The Arts (eff. 10/1/15)	14.98	2.9%	15.42	6.0%	16.34	6.0%	17.32	6.0%	18.36	6%	19.46
San Francisco Opera (eff. 12/1/15)	14.98	2.9%	15.42	6.0%	16.34	6.0%	17.32	6.0%	18.36	6%	19.46
Veterans Service Organizations	N/A		15.42	6.0%	16.34	6.0%	17.32	6.0%	18.36	6%	19.46

PARKING FEES (Rate per parking space per month)

Monthly Parking Fee**	2.6%	78.00	2.6%	80.00								
Monthly rate equals cost of a MUNI monthly pass plus \$10.00. 7/1/17				83.00	2.4%	85.00	5.9%	90.00	-7.8%	83.00	6%	88.00

Parking discount effective 10/1/21 based on policy change: no refunds or rebates provided for event days on which parking is made unavailable

*** (approximately 1 mo./year). Parking increase projected effective July 1, 2024.*