



# REGIONAL EVENTS, ARTS & CULTURAL HUB

## Class A Costing Report Regional Events, Arts & Cultural Hub (REACH)

Stantec Architecture + Nelson Architecture

### A Net-Zero Carbon Building



# Arena

The Regional Events, Arts & Cultural Hub (REACH) will become home to the Red Lake Miners, a Junior A member of The Superior International Junior Hockey League (SIJHL). The arena will host visiting teams from the SIJHL, high schools, recreation leagues, and tournaments that will all bring revenue to Red Lake and surrounding region. The facility will also be home to the large figure skating community.

Seating for 500 people along with private suites and viewing lounge will ensure a vibrant crowd and financially viable arena.

Supporting the arena on the lower level (ice level) will be a club dressing room for the Red Lake Miners, five dressing rooms for maximum efficiency for ice rental revenue, medical room for player safety, and a full cardio / weight room to promote health and wellness activities. Amenities on the main level include, administration offices and reception for building security and information, private suites, viewing lounge, generous concourse, concession, pro-shop and a 200-meter indoor walking track.



# Performing Arts Centre

REACH is located in the heart of North West Ontario contains a modern high performance, 300 person Performing Arts Centre. The use of the performing arts centre will vary from travelling shows, bringing revenue to the community, to high school plays and musicals that will support the growth and development of the immediate and surrounding community.

With seating for 300 people, the performing arts centre is right sized for this region, with state-of-the-art sound and lighting. A high-quality performance can be orchestrated that rivals larger facilities in bigger urban centres.

Supporting the theatre space are back of house facilities - dressing rooms, workshops, green room; and front of house services - dedicated washrooms, coat-check, lounges, and an expansive foyer. Local catering, smaller functions, and receptions can be held at the performing arts centre, increasing its day / evening use, and helping sustain it over the long term, while providing a key asset to the community and surrounding region.

# Site

The REACH site is located on the east side of Red Lake close to the main Highway 105 that delivers traffic coming south into the town.

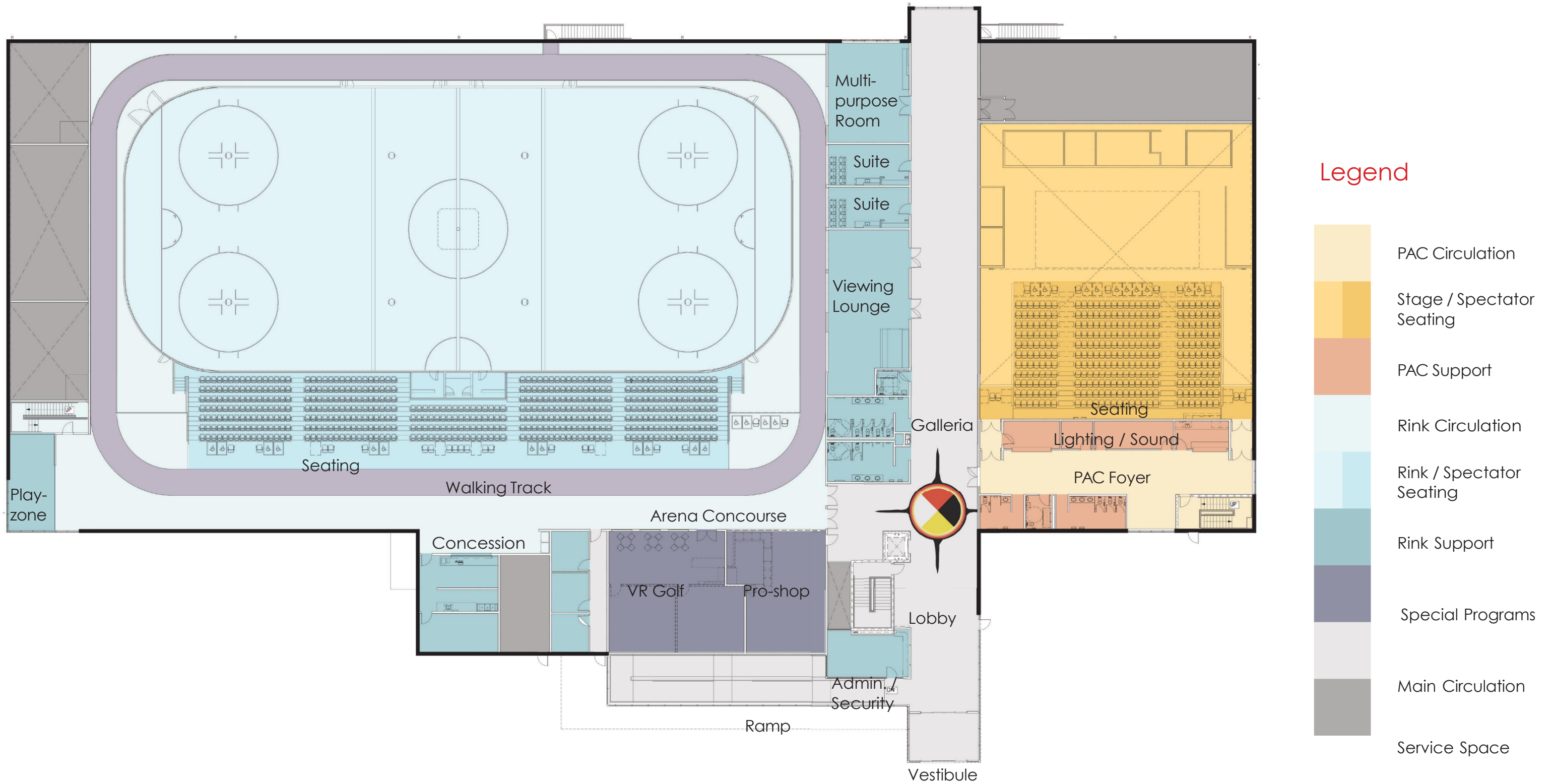
This site is adjacent to the existing high school resulting in easy access for students to utilize the arena and theater amenities. The site is a short drive to town and is close enough for active transportation links such as public transit and cycling, and is a short distance to the community's health and recreation clusters.

The greenfield site requires no remediation and is well serviced with sewer, water, and natural gas and electrical, all on road frontage bringing down capital construction costs.

The large footprint of the site allows for adequate parking for both long and short term visitors with a large visitor drop off area at the main level entry. Multiple parking lot entrances and exits allow for easy disbursement of crowds after events.

The landscaping follows the site context with low maintenance trees and planting that will enhance the site, and help blend it to the natural beauty of the surrounding North-West Ontario landscape.

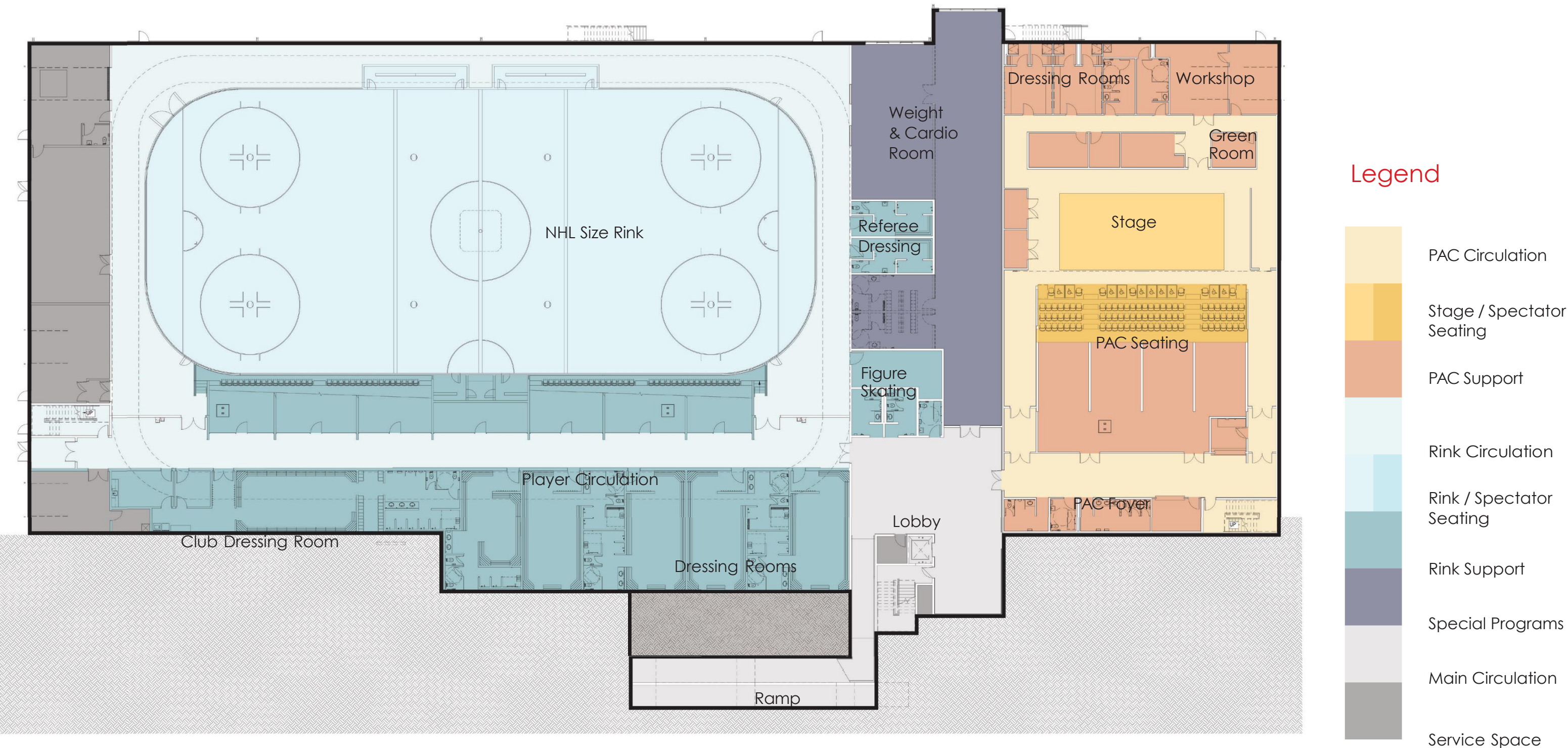




# Main Floor Plan (Main Entrance Level)

ARENA | 23,923 sf Floor Area | Seating for 500 | 2 Private Suites | 1 Viewing Lounge | 1 Concession | 1 Multi-purpose Room | 200m Walking Track | 1 Play-zone  
 PERFORMING ARTS CENTRE | 6,017 sf Floor Area | Seating for 300 | Large Foyer with Bar, Coats, Seating Area





# Lower Level Floor Plan (Ice Level, Stage Floor)

**ARENA** | 46,930 sf | 5 Dressing Rooms | 1 Medical / First Aid Room | 1 Club Dressing Room | Figure Skating Office | 2 Referee Dressing Rooms  
**PERFORMING ARTS CENTRE** | 12,206 sf | 50 ft by 23 ft Sprung Floor Stage | 2 Dressing Rooms | 1 Workshop / Set Design | Large Foyer with Bar, Coats and Seating Area



# Building Design

The building design is community-driven, is supported by significant public participation, and will represent our rich Indigenous culture. Avoiding duplication of existing community facilities is a fundamental consideration of design. The facility acts as a publicly accessible and inclusive gathering place for all members of the region, a place designed as a central focal point for the area that will host inclusive day-to-day programming, wellness programming, cultural programming, a variety of leagues, tournaments competitions, performances of all kinds, and a multitude of active and passive uses. The design uses the site contours, location, and orientation to create optimum views and daylighting opportunities. The design, is based on best practices for arena, performing arts and inclusive community spaces.

The approximately 88,000 sf building area is planned on two levels, a main entrance level that contains the arena concourse, walking track and spectator viewing; and a lower level that includes the arena surface, dressing rooms, and performing arts centre stage. All aspects of the REACH site and building meet the highest accessibility standards to ensure accommodation of a wide range of understanding and abilities for all ages, lifestyles and cultures. Some of the accessibility features this facility will include are a ramp and elevator between floors, auto door operators, and wide corridors. This building has been designed with community in mind.

## Emergency Evacuation Shelter

The arena will serve as an emergency shelter for neighbouring communities when in need, due to natural disaster such as forest fire. The arena lighting, heating, and kitchens can be run on natural gas generator power, allowing the emergency shelter to continue to function in a power outage.

# Sustainability

REACH has been designed with an environmentally friendly and financially viable mandate that will offset annual carbon emissions and will have the ability to obtain ZCB-Design V3 certification, therefore reducing operating costs. Revenue generating opportunities such as the concession, pro-shop, and weight room and cardio are anticipated to produce significant long-term income.

When special events are considered, the facility is expected to generate full-time equivalent jobs and an increase in new local spending on an annual basis. The highly accessible facility has the potential to drive several positive social outcomes that include community pride, health and wellness, crime reduction, and population stability.

# Primary Contact

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## Summary

REACH is a publicly accessible facility that will service not only the Red Lake Region but also visitors from all of Northwestern Ontario and beyond. This facility is well-aligned with existing community, regional and provincial priorities and has the potential to achieve many desired outcomes and objectives. Increased access to quality social, cultural and recreational services is the core of the desired outcomes. Through active partnerships, commitment to the plan, and strong community engagement, Red Lake will achieve its vision of being a “vibrant, attractive, and sustainable community” that serves as a responsive regional service hub for the 14,895 individuals in Red Lake’s catchment area which includes 9,795 individuals in neighbouring First Nations communities.

# Red Lake Event Centre Class A Costing Summary

Breakdown	
Building Cost	
Site Work	
Transportation & Accommodation	
General Requirements + Contractor Fees	
Planning and Design Fees	
Design + Pricing Allowance	
Escalation Allowance and Contingency	
<b>Total Class A Costing</b>	<b>\$39,377,377,034.69</b>
	Taxes not included

# Project Team

Stantec Architecture + Nelson Architecture, Interior Design, Structural Engineering, Mechanical Engineering, Electrical Engineering, Civil Engineering, Landscape Architecture, Geotechnical Engineering, Acoustical Engineering, Theatre Lighting + Sound