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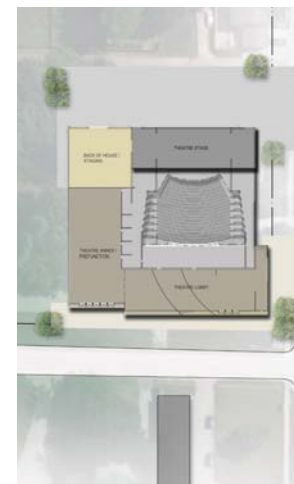
STEINBACH PERFORMING ARTS CENTRE

SCHEMATIC DESIGN REPORT

NOV 14 2016



EXECUTIVE SUMMARY



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The Steinbach Performing Arts Centre represents an important investment for the City of Steinbach that has been considered for some time. In the past two years the idea of the facility was expanded through a feasibility study, business case and public presentation process that elaborated on a downtown vision that included other components that presented a vision for not only the theatre, but the development of an event centre/multi-use sports complex. Since that time it is the Performing Arts Centre that has been recommended as a priority for the downtown district.

This report describes the schematic design proposed for the Steinbach Performing Arts Centre planned for downtown Steinbach, Manitoba. The document outlines the vision, design, cost estimate, site analysis and intent of the proposed facility. This is an important stage in the design process, one that encompasses the scope and scale of this dynamic facility designed for the Performing Arts in the City of Steinbach and the surrounding region.

The schematic design report describes the starting point of the design, a downtown location within the current recreation centre district along Elmdale Street near Barkman Avenue. Through a site selection process, several site locations were considered in this neighbourhood and the most suitable and feasible location was determined east of the new curling facility at the corner of Barkman Avenue and Elmdale Street. There are several residential properties adjacent to this site and the impact of the Performing Arts Centre has been carefully considered.

The proposed design aims to connect to the existing urban fabric and further establish the Elmdale Street corridor as a cultural and recreational hub for the City of Steinbach.

With the site selection complete, the consultant team met with the user groups/stakeholders and through these workshops created a vision for the project that revolved around the central idea of a veil; a screen that both contains and unveils the theatre experience from within, to the surrounding neighbourhood. The concept comes from the idea of a "theatre within a theatre", an expression that invites the community and the context surrounding the facility into the experience and activities of the Performing Arts.

Several precedents were studied that included a range of facility types from the Camrose Theatre to the Bell Theatre and various theatre examples in-between. Through analysis and a focus on providing a design that balanced the current and projected needs with that of the overall cost and budget, the design outlines a 722 seat proscenium theatre configuration, stage area, lobby space, MPR space, back of house, administration, associated amenities and site components. The planning and design is a direct response to the understood needs of the growing and vibrant arts community in the City of Steinbach and surrounding region. The current design is a Performing Arts Centre not intended to replace the current program and facilities delivered by the Steinbach Arts Council and other agencies, but to build upon these programs, integrating many anticipated users and activities.

The proposed design describes the unique Architectural, Structural, Mechanical and Electrical systems that make up a quality Performing Arts Centre as well as proposed sustainability initiatives to carry forward to the next phase of work. The design cost was estimated by a quantity surveyor with a resulting construction Class "C" cost estimate

of \$17,911,894 including a 15% design contingency. Additional cash allowances, theatre equipment and site development costs total \$4,730,560. As is normal practice, with consulting fees that include all disciplines (specialized theatre planning included) the overall project costs are \$24,340,654. As this is the first detailed budget for the Steinbach Performing Arts Centre, this cost estimate represents the current value for the facility and is intended to be reviewed by City of Steinbach staff and council.



SITE ANALYSIS / DESIGN CONCEPTS



SITE DESIGN CONCEPTS



COST ESTIMATE

Class "C" Summary

City of Steinbach - Steinbach Performing Arts Centre
Based on Concept Plans (16.11.01)

Item	Quantity (m2)	Quantity (ft2)	Unit Price (ft2)	Cost	Totals
A. Building					
1 Main Level	2,555	27,504	\$372	\$10,234,564	
Lobby/Gallery/Bar					
Orchestra Level Seating (498)					
Multi-Purpose Space					
Stage/Loading & Storage Spaces					
Public Washrooms					
Administration					
Dressing Rooms					
2 Second Level	980	10,548	\$372	\$3,925,036	
Lobby/Bar					
Balcony Level Seating (224)					
Production/Technical Space					
Public Washrooms					
Dressing Rooms					
	3535	38,052		Subtotal	\$14,159,600
3 General Contractor Overhead & Fee (10%)					\$1,415,960
4 Net Construction Cost				Subtotal	\$15,575,560
5 Design Contingency (15%)					\$2,336,334
Total Building Construction Costs					\$17,911,894
B. Miscellaneous Costs					
1 Cash Allowances					
Testing, Inspection and Signage					\$210,000
2 Site Development (including Landscaping)					
Allowance					\$2,224,560
3 Equipment					
Allowance					\$2,296,000
Total Miscellaneous Costs					\$4,730,560
Subtotal Building and Miscellaneous Costs (A & B)					\$22,642,454
Architecture & Engineering Consulting (7.5%)					\$1,698,200
Total Estimated Project Costs					\$24,340,654