

# *Round Prairie Elders' Lodge*

UPLIFTING INDIGENOUS VOICES TO CREATE  
CULTURALLY APPROPRIATE HOUSING

CANADIAN ALLIANCE TO END HOMELESSNESS  
NATIONAL CONFERENCE 2022



**bigBLOCK**  
construction

## LAND ACKNOWLEDGEMENTS

*Treaty 6 Territory, the traditional lands of the Cree, Sauteaux, Dene, Dakota, Lakota, Nakota, and the Homeland of the Métis*

***Treaty 13 Territory, the traditional lands of Mississaugas of the Credit, Anishnabeg, Chippewa, Haudenosaunee, Wendat, and is now home to many First Nations, Inuit, and Métis peoples.***

TRUTH AND RECONCILIATION  
COMMISSION OF CANADA

***Call to Action #92***

Commit to meaningful consultation and build respectful relationships with Indigenous organizations.

Ensure that Indigenous communities gain long-term sustainable benefits from economic development projects.

Provide education for staff on the history of Indigenous peoples, including residential schools, the UN declaration on the rights of Indigenous peoples, treaties and Indigenous rights, and Indigenous-Crown relations.



**UPLIFTING INDIGENOUS VOICES**

# *Learning Outcomes*



**Partnerships**

How to create and leverage the right strategic partnerships



**Community Inclusion**

How to meaningfully engage community hand-in-hand with stakeholders



**Economic Impact**

How to spread the economic benefit of housing development projects



**Innovation**

How to leverage innovation and technology for the best project outcomes

**PARTNERSHIPS**  
*Collaboration*

**Core Project Team**

The core project team consisted of CUMFI's housing director, Big Block's design and construction team, and David T Fortin Architecture.



Central Urban Métis Federation Inc.



DAVID T **FORTIN** ARCHITECT

**Funding Partners**

Additional partners included funders, associations, consultants, and countless other organizations that contributed to the success of the project.



## PARTNERSHIPS



# IHI Mentorship

Key to the success of the project was an early injection of funding from the Indigenous Homes Innovation Initiative (IHI) program through ISC.

## SUBMISSIONS

Out of 342 submissions, 24 projects were selected for the Accelerator phase

## ACCELERATOR PHASE

Projects received up to \$350k and mentor support to refine concept plans

## IMPLEMENTATION

18 projects including the Round Prairie Elders' Lodge were provided up to \$2 million to construct

## COMPLETED

The Round Prairie Elders' Lodge is one of only two projects completed as of January 2022



## COMMUNITY INCLUSION

# *Elder Engagement Session*

The Elders who would call the building home were always central to developing the concept for the Lodge. Their stories inspired the design which was translated to the building by architect David T. Fortin. Storytelling was an important part of the project journey.



## COMMUNITY INCLUSION

# *Tour of the Round Prairie Settlement*

CUMFI's president Shirley Isbister invited the Big Block team to the Round Prairie settlement, the namesake for the Elders' Lodge. Having a connection to the place where Shirley and many of the Elders' brings the spirit of this settlement into Saskatoon



## INNOVATION

# *CUMFI as Developer*

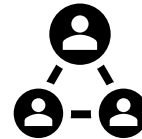
CUMFI was in the driver's seat throughout the entire process, with Big Block Construction, David T. Fortin Architecture, and other project partners offering guidance and support as CUMFI navigated a new construction project for the first time.



### LEADERSHIP

Leadership to guide the project in terms of the initial concept and internal resources.

Provide ongoing guidance and decision making to the project team. A shared vision is critical to project success.



### GOVERNANCE

Leadership should remain governance-focused, keeping their decision making high-level and not getting into the weeds.

Create the structure under which the project can be successful.



### CLEAR MANDATE

Provide leadership with a strong and clear mandate of who and how the organization will help. Provide the tools to execute but more importantly the knowledge of what is important to the project.

## INNOVATION

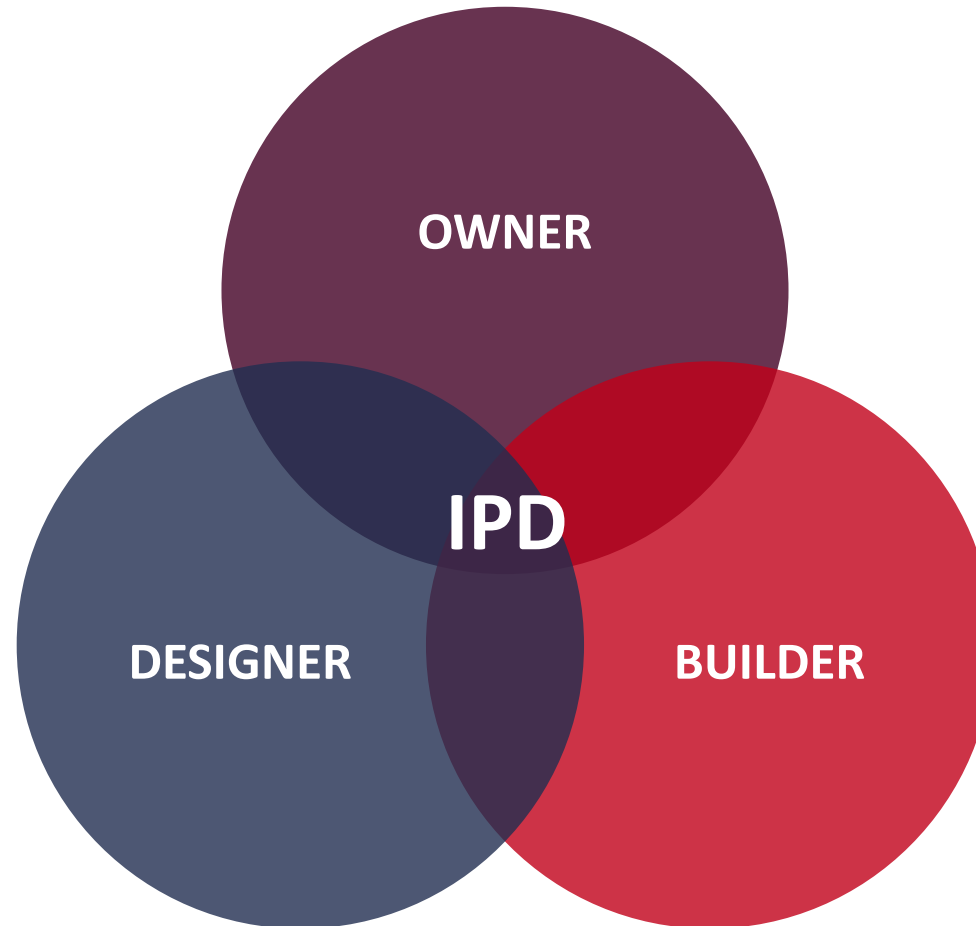
# *Integrated Project Delivery*

### Traditional Project Delivery

**Fragmented:** Partners are selected sequentially, often based on lowest-bidder criteria, and have their own success criteria

**Individual risk/reward:** Costs and profits are negotiated by each entity independently, incentivizing self-protection

**Sequential implementation:** Each entity completes work independently, then passes along project responsibility, leading to change orders and delays



### Integrated Project Delivery

**Partnerships:** Team members are selected based on relationships, trust, and a holistic assessment of qualifications. Project success is everyone's goal

**Shared risk/reward:** Costs are pooled, and individual performance impacts the project bottom line

**Simultaneous implementation:** A unified team completes tasks in parallel and can react quickly to additional funding or project challenges

## INNOVATION

# Modular Construction



Modular construction technology was used to accelerate project delivery, ensure exceptional quality, reduce waste and emissions, and reduce local disruption.

Residential modules were constructed in a climate-controlled factory from April to June 2021 and craned into place in one day on July 6, 2021.

A hybrid construction approach was pursued, with the gathering spaces constructed on site using mass timber.



Big BLURCK  
LIVING

## INNOVATION

# Net Zero Ready



The Round Prairie Elders' Lodge was constructed to the Net Zero Ready standard and is 42% more efficient than a reference code building.

- Savings of approximately \$2 million over a 50-year period
- Ability to support the installation of on-site solar generation
- High airtightness and insulation R-values, critical for energy efficiency in the Saskatchewan climate



## ECONOMIC IMPACT

# *Indigenous Economic Reconciliation*

Indigenous Involvement was a priority for the project, with Indigenous-owned companies receiving extra points in a selection rubric. Companies with Indigenous hiring policies were also awarded additional points.

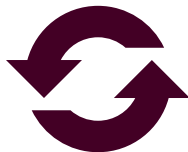


### **Direct Economic Benefit**

Through Indigenous-owned businesses

Direct Economic Benefit

**\$320,000**



### **Indirect Economic Benefit**

Through Indigenous Labour Income

Indirect Economic Benefit

**\$1,095,000**

ROUND PRAIRIE ELDERS' LODGE

*Culturally Appropriate Design*



**ROUND PRAIRIE ELDERS' LODGE**  
*Indoor Gathering Spaces*





**ROUND PRAIRIE ELDERS' LODGE**

***Outdoor Gathering Spaces***







**Round Prairie**



**Elders Lodge**