



2026 VENUE RATE SHEET THE KCC CONCERT HALL & SOCIAL HOUSE VENUES

MINIMUM SERVICES FOR PUBLIC EVENT: Venue rental, venue manager, front of house, and custodial. Ticketing, technical labour and security may be required. Other charges as dictated by rental activities.

MINIMUM SERVICES FOR PRIVATE EVENT: Venue rental, and custodial. Technical labour and security may be required. Other charges as dictated by rental activities.

Venue rental fees apply during any breaks. Max 12 hours per day. Requests for more hours per day at discretion on management.

DEPOSIT	TERMS	NOTES	PRICE
Non-refundable, non-transferrable deposit	Required for all Bookings	Per day OR per instance. Deposits are applied to the rental costs on final invoice.	- Concert Hall Venue \$600/day - Social House Venue \$300/day

THE KCC - CONCERT HALL (Full Venue)

Concert Hall Capacity = 700 Standing / 400 Seated / 300 Banquet.

Venue Rates are based on 8-hour days. Additional hours may be requested and will be granted at an hourly Venue OT Rate at the discretion of management. Please see venue technical specs and drawings for clarity.

VENUE RENTAL	TERMS	NOTES	PRICE
Concert Hall - Ticketed Event or Ticketed 10%	Per hour OR 10% on revenue threshold - 4 hour minimum	This rate applies for up to 8 hours of time. Additional hours charged at venue OT Rate. This Includes concert hall mainstage/backstage, social house stage, bathrooms, reception, and production equipment as per venue technical specifications. Load in must be no later than 1.5 hr prior to event start time. This rate applies even if there are multiple performances in one day.	\$130 per hour OR 10% of base ticket revenue (net of tax or CIF) if revenue exceeds \$10,000, whichever is greater.
Concert Hall - Non-Ticketed & Private Events	Per hour - 4 hour minimum	Includes concert hall mainstage/backstage, social house stage, bathrooms, reception, and production equipment as per venue technical specifications.	\$130 per hour
Warehouse Floor only	Per hour - 4 hour minimum	Includes Concert Hall and Social House FLOOR only (Does not include stage area). This Rental doesn't not include any production elements. No audiences permitted.	\$130 per hour
Venue Overtime (OT)	Per Hour	Applies to any rental rate type for rentals longer than 8 hours in a day.	\$195 per hour
Dark Day	Per day	<u>No Activity Permitted in the venue;</u> For rentals requiring multiple dates where one of the days does not require access but does require the reservation of the venue.	\$550 per day

THE KCC - SOCIAL HOUSE (Side Venue)

Social House Capacity = 250 Standing / 140 Seated / 110 Banquet.



The Social House is a 2600 Sq. Ft Space that includes the main entrance, washrooms, bar, and social stage only. Does not include main Concert Hall side of the venue. Please see venue technical specs and drawings for clarity.

VENUE RENTAL	TERMS	NOTES	PRICE
Social House – Ticketed Event or Ticketed 10%	Per hour OR 10% on revenue threshold - 4 hour minimum	This rate applies for up to 8 hours of time. Additional hours charged at venue OT Rate. This Includes social house stage, bathrooms, reception, and production equipment as per venue technical specifications. Load in must be no later than 1.5 hr prior to event start time. This rate applies even if there are multiple performances in one day.	\$70 per hour OR 10% of base ticket revenue (net of tax or CIF) if revenue exceeds \$5,000, whichever is greater.
Social House – Non-Ticketed & Private Events	Per hour - 4 hour minimum	Includes Social House stage, bathrooms, reception, and production equipment as per venue technical specifications.	\$70 per hour
Venue Overtime (OT)	Per Hour	Applies to any rental rate type for rentals longer than 8 hours in a day.	\$105 per hour
Dark Day	Per Day	<u>No Activity Permitted in the venue</u> ; For rentals requiring multiple dates where one of the days does not require access but does require the reservation of the venue.	\$300 per day

ADDITIONAL SERVICE FEES

The fees below cover both the Concert Hall Venue and Social House Venues.

TECHNICAL	TERMS	NOTES	PRICE
Technician Labour	Per Hour - 4 hour minimum	Any use of production equipment requires a minimum of one Five Acre technician. Additional technical staff may be assigned at the discretion of the Technical Operations Director based on event needs. Overtime x1.5 after 8 hours.	\$50 per hour

FRONT OF HOUSE SERVICE	TERMS	NOTES	PRICE
Venue Manager	Per Hour - 4 hour minimum	Require for all rentals with an audience, or where extensive set up required as determined by management. Overtime charged at x1.5 after 8 hours.	\$30 per hour
Front of house – Ticketed Event	Per performance	Required for all events with a ticketed audience.	\$250 per performance
Merchandise Commission	Per performance on gross sales	May be waived (at discretion of venue management) when merch sales are raising funds to support registered non-profit or charity organizations.	10% if renter sells 15% if venue sells
Security	Per hour per guard - 4 hour minimum	250 Tickets or less = 1 guard required. 251+ tickets = 2 Guards required. Additional guards may be required as per venue risk assessment or at the renter's request. Overtime charged at x1.5 after 8 hours.	\$42 per hour per guard
Custodial	Per day	Client is responsible to remove any of their items and tidy space.	\$185 Concert Hall \$150 Social House



Additional Custodial	Per hour	Applied if excessive cleaning is required. This fee is at the discretion of venue management. Overtime charged at x1.5 after 8 hours.	\$35 per hour
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TICKETING	TERMS	NOTES	PRICE
Ticket setup - Paid Events	Per performance	Required for all ticketed events where ticket price is \$0.01 or more. Includes ticket setup, sales, and reports.	\$265 per performance
Ticket Setup – Free Event	Per performance	Required for all free ticketed events. Includes ticket setup, sales, and reports.	\$375 per performance
Capital Improvement Fee (CIF) - Paid Tickets	Per ticket	Fee added to ticket price for capital improvements to the facility.	\$2.10 (inc GST) per ticket
Capital Improvement Fee (CIF) - Non-Ticketed or Free Tickets	Per seat maximum capacity or per ticket	Renters can determine capacity cap (including blocking off sections of venue)	\$0.50 (inc GST) per seat/person capacity
Complimentary Tickets	Per ticket	Up to 20 included per performance	\$2.00 plus \$2.10 CIF applies per ticket to 21+ tickets
Ticket Printing	Per ticket		\$0.40 per ticket
Payment processing fees	Per gross ticket revenue	If renter cancels event, <u>refund</u> payment processing fees will also apply at the same rate.	4% on gross revenue

EQUIPMENT	TERMS	NOTES	PRICE
Projector	Per Day	Social House and Concert Hall stages equipped with screen and projector.	\$40.00 per day per each projector
Incidental shop supplies		Ex. Batteries, tape, etc	As determined by Technical Operations Director
External equipment rental	Per Quote	Offered at the discretion of the Technical Operations Director. Applied when additional equipment is requested by the renter.	As per equipment rental quote.

MARKETING	TERMS	NOTES	PRICE
New show eblast	Per Event	Applies to ticketed. Notice sent to email list (2500+ subscribers).	\$150.00
Monthly events email		Featured position (image and summary) for same month as event date. Listing with link in earlier months.	\$150.00
Social media blast	Per Event	New Event Post on KCC Venue Page (1000+ followers) and shared to Five Acre Co Events (5200+ followers)	\$150.00

ADMIN	TERMS	NOTES	PRICE
Incidental Administrative Fee	Per Occurrence	Includes Ticketing changes, contract adjustments, etc. Applies at the discretion of management	\$50 per request



Late Insurance Certificate	Per day	Applies if the insurance certificate is not received at least 14 days before the rental date	\$150
SOCAN/RE:Sound/Entandem	Based on Event Type and Applicable Tariff(s)	Renters are required to remit music royalties under Canadian copyright law. Applies when renter does NOT have their own SOCAN/Re:Sound/Entandem number,	Applicable tariff(s) amount plus GST

TERMS & CONDITIONS

- Certificate of insurance required for all rentals, 2 million general liability policy with 1228956 B.C. Ltd., Alberni District Fall Fair Association, and The City of Port Alberni added as additionally insured.
- All bookings are a 4-hour minimum.
- Rentals cannot be more than 12 consecutive hours per day.
- Renters must provide a detailed rental schedule for each booked day no later than 21 days prior to load in.
- All ticketed events must use The KCC Venue Box Office.
- All rentals with an audience require front of house service.
- Labour hours are charged cumulative on the day, not based on the number of performances.
- Technical Operations Director must review technical requirements for any booking before a booking can be confirmed.
- Ticket refund policy is at the discretion of management. Current policy: All sales are final, no refunds.
- Rental clients are required to submit SOCAN and/or Re:Sound fees if they have an Entandem account number.
- Statutory holidays: All charges are billed at x1.5. Statutory holidays are New Years Day, Family Day, Good Friday, Easter Sunday, Victoria Day, Canada Day, BC Day, Labour Day, National Truth & Reconciliation Day, Thanksgiving Monday, Remembrance Day, Christmas Day, and Boxing Day.
- Bar service is a complimentary service provided by Five Acre Co for events to enhance the patron experience. This service is not guaranteed for every event and is provided at the discretion of management. If a renter requests for the lounge to be closed during their event, charges may apply at the discretion of management.
- Private rentals may request to pull their own temporary liquor license through the Special Event Permit portal from the LCRB. Private rental liquor licenses are at the discretion of management.
- Public or ticketed events are not permitted to pull their own liquor license and must use complimentary service.
- Exceptions to the terms may be requested and negotiated at the discretion of management.
- GST APPLICABLE ON ALL COSTS INCLUDING LABOUR. GST #

Effective January 2026. THESE RATES ARE VALID UNTIL NOV 30, 2026 (rates may be subject to change with reasonable notice)