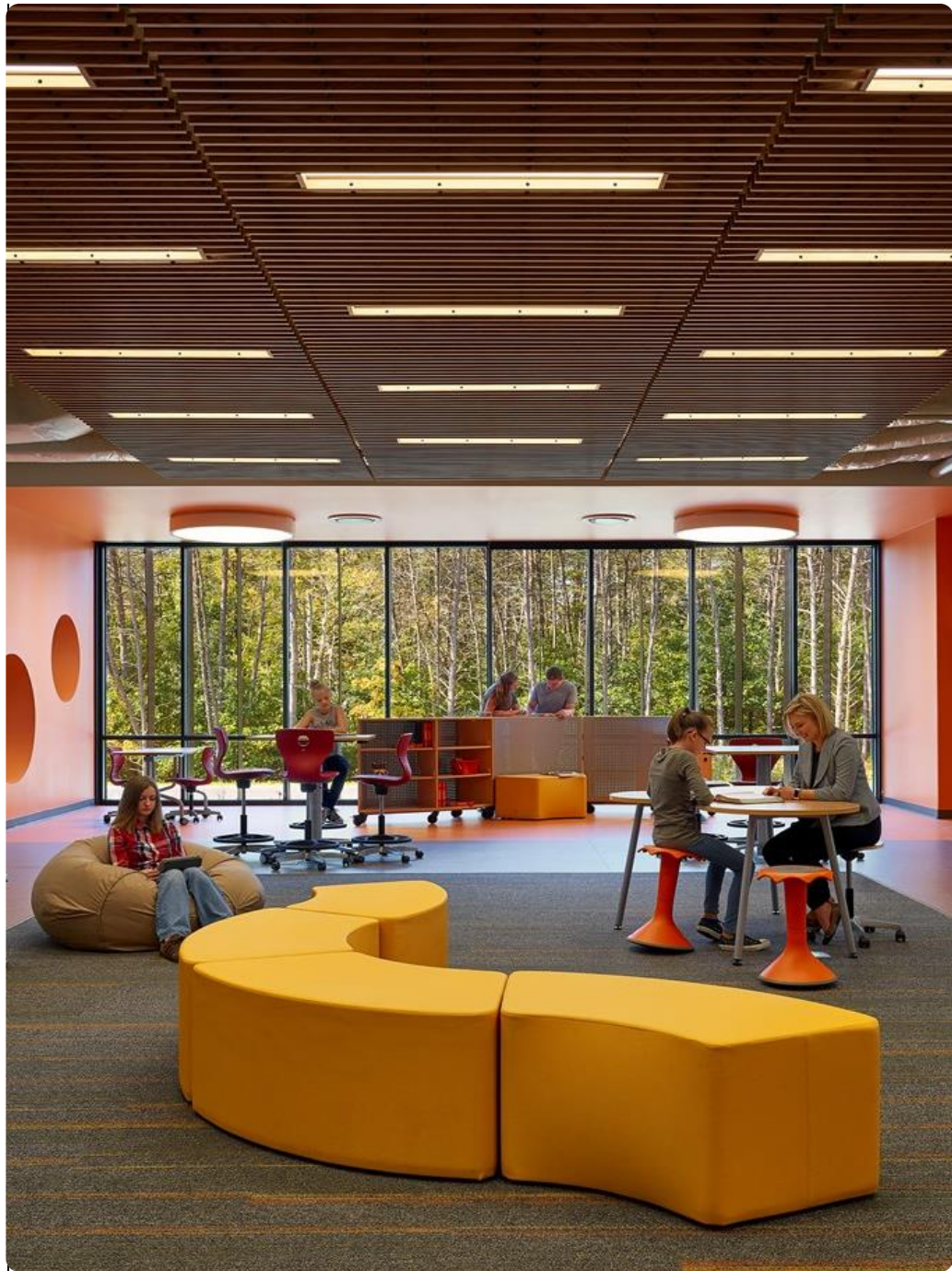


Okotoks High School

Town of Okotoks - Council Meeting
April 14th, 2025





Agenda

1. Theatre Design options

2. Precedents:

- Grande Prairie Catholic School Board (GPCSD)
 - St. John Paul High School
- Fort McMurray Catholic Board of Education (FMCBE)
 - Holy Trinity Catholic High School

3. Preliminary Site Plan

4. Preliminary Adjacency Floor plan



1

THEATRE CONCEPT OPTIONS

THEATRE CONCEPT OPTION 1

Retractable Seating

Number of seating : Approx 364

AREA (Approx)

Main floor area: 824 Sqm
Second floor area: 256 Sqm

Total Area: 1080 Sqm

THEATRE CONCEPT OPTION 2

Fixed Seating

Number of seating : Approx 340

AREA (Approx)

Main floor area: 776 Sqm
Second floor area: 165 Sqm

Total Area: 940 Sqm

THEATRE CONCEPT OPTION 3

Retractable Seating

Number of seating : Approx 240

AREA (Approx)

Main floor area: 455 Sqm
Second floor area: 215 Sqm

Total Area: 670 Sqm



Retractable Seating
Number of seating : Approx 364

AREA (Approx)

Main floor area: 824 Sqm
Second floor area: 256 Sqm

Total Area: 1080 Sqm

Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.

MAIN FLOOR

SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
GREEN ROOM	25 m²
CHANGE ROOM 1	35 m²
CHANGE ROOM 2	35 m²
FRONT OF HOUSE	126 m²
SEATING	255 m²
STAGE	269 m²
	824 m²

SECOND FLOOR

CIRCULATION	4 m ²
CIRCULATION	4 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
LIGHTING	18 m ²
STAGE MANAGEMENT	18 m ²
CATWALK	20 m ²
CATWALK	21 m ²
SOUND	24 m ²
CIRCULATION	94 m ²
	256 m ²
TOTAL AREA	1080 m ²

NOTES:

- Typically a minimum of 5% seats are lost when adjusted for the sight lines.
- Barrier free spots can be accommodated in the front or back row.



THEATRE CONCEPT OPTION 1

SECOND FLOOR PLAN

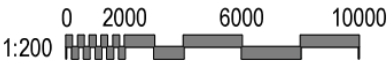
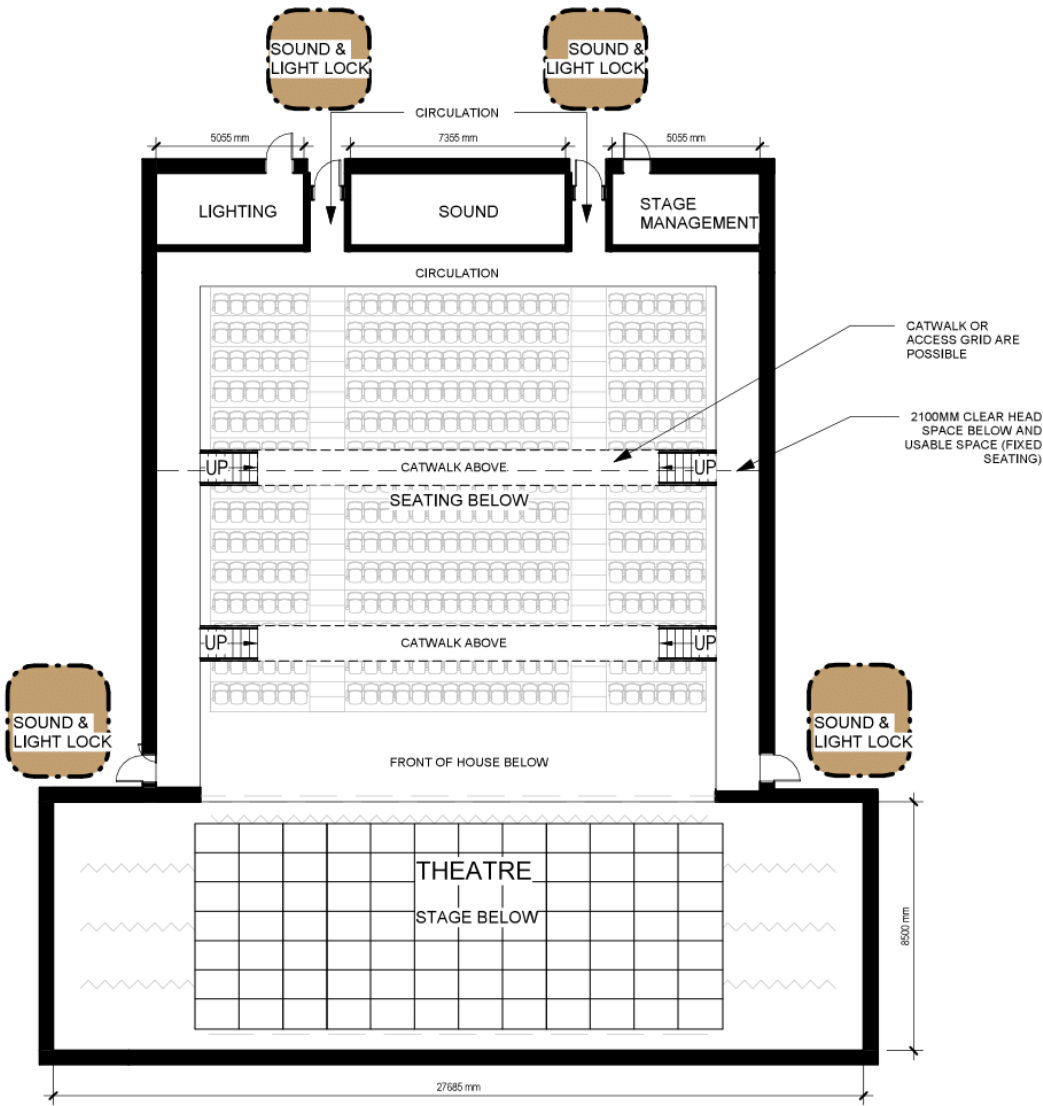
Retractable Seating
Number of seating : Approx 364

AREA (Approx)

Main floor area: 824 Sqm
Second floor area: 256 Sqm

Total Area: 1080 Sqm

Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.



GROSS FLOOR AREA_OPTION 1	
Name	Area

MAIN FLOOR	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
GREEN ROOM	25 m²
CHANGE ROOM 1	35 m²
CHANGE ROOM 2	35 m²
FRONT OF HOUSE	126 m²
SEATING	255 m²
STAGE	269 m²
	824 m²

SECOND FLOOR	
CIRCULATION	4 m²
CIRCULATION	4 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
LIGHTING	18 m²
STAGE MANAGEMENT	18 m²
CATWALK	20 m²
CATWALK	21 m²
SOUND	24 m²
CIRCULATION	94 m²
	256 m²

TOTAL AREA 1080 m²

NOTES:
- Typically a minimum of 5% seats are lost when adjusted for the sight lines.
- Barrier free spots can be accommodated in the front or back row.



SECOND FLOOR	
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
CATWALK	23 m ²
CATWALK	23 m ²
CIRCULATION	24 m ²
CIRCULATION	24 m ²
CONTROL ROOM	44 m ²
	165 m ²
TOTAL AREA	940 m ²

NOTES:
Typically a minimum of 5% seats are lost when adjusted for the sight lines.
Barrier free spots can be accommodated in the front or back row.

MAIN FLOOR PLAN

Fixed Seating
Number of seating : Approx 340

AREA (Approx)

Main floor area: 776 Sqm
Second floor area: 165 Sqm

Total Area: 940 Sqm

Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.



THEATRE CONCEPT OPTION 2

SECOND FLOOR PLAN

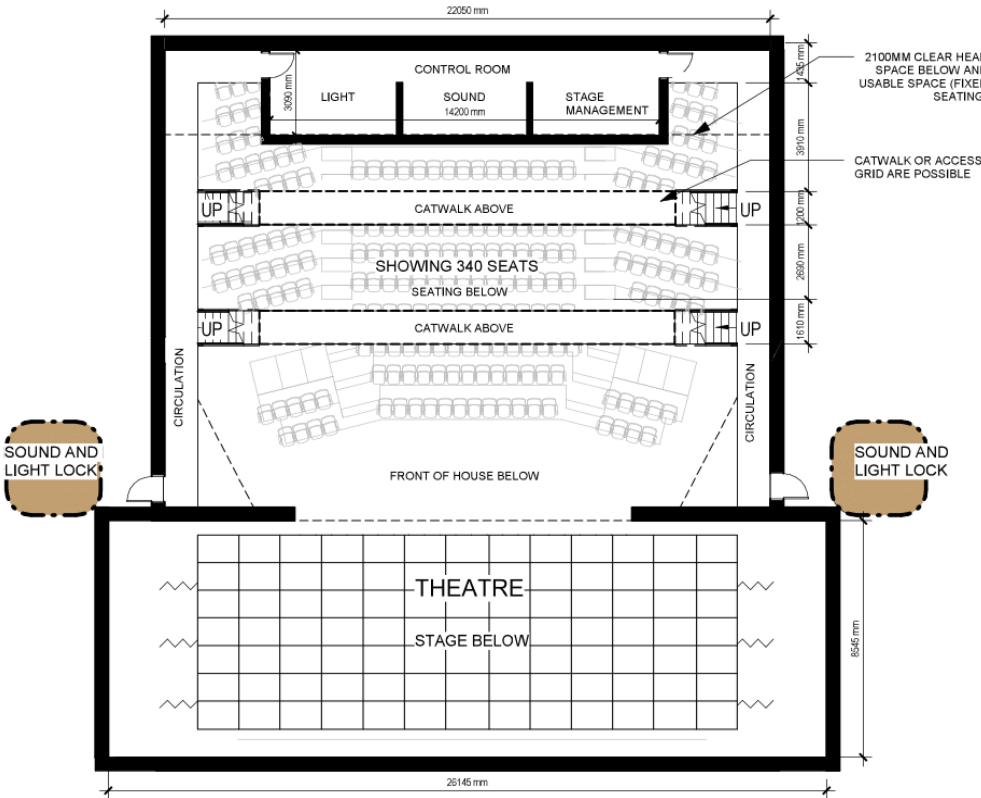
Fixed Seating
Number of seating : Approx 340

AREA (Approx)

Main floor area: 776 Sqm
Second floor area: 165 Sqm

Total Area: 940 Sqm

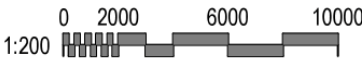
Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.



GROSS FLOOR AREA_OPTION 2	
Name	Area

MAIN FLOOR	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
GREEN ROOM	25 m²
CHANGE ROOM 1	35 m²
CHANGE ROOM 2	35 m²
FRONT OF HOUSE	108 m²
STAGE	257 m²
SEATING	263 m²
776 m²	

SECOND FLOOR	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
CATWALK	23 m²
CATWALK	23 m²
CIRCULATION	24 m²
CIRCULATION	24 m²
CONTROL ROOM	44 m²
165 m²	
TOTAL AREA	940 m²



NOTES:
Typically a minimum of 5% seats are lost when adjusted for the sight lines.
Barrier free spots can be accommodated in the front or back row.



Number of seating : Approx 240

AREA (Approx)

Main floor area: 455 Sqm

Second floor area: 215 Sqm

Total Area: 670 Sqm

Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.

MAIN FLOOR

SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
GREEN ROOM	25 m ²
CHANGE ROOM	35 m ²
FRONT OF HOUSE	74 m ²
STAGE	76 m ²
SEATING	193 m ²
	455 m ²

SECOND FLOOR

CIRCULATION	4 m ²
CIRCULATION	4 m ²
LIGHTING	13 m ²
STAGE MANAGEMENT	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
SOUND	16 m ²
CATWALK	16 m ²
CATWALK	16 m ²
CIRCULATION	81 m ²

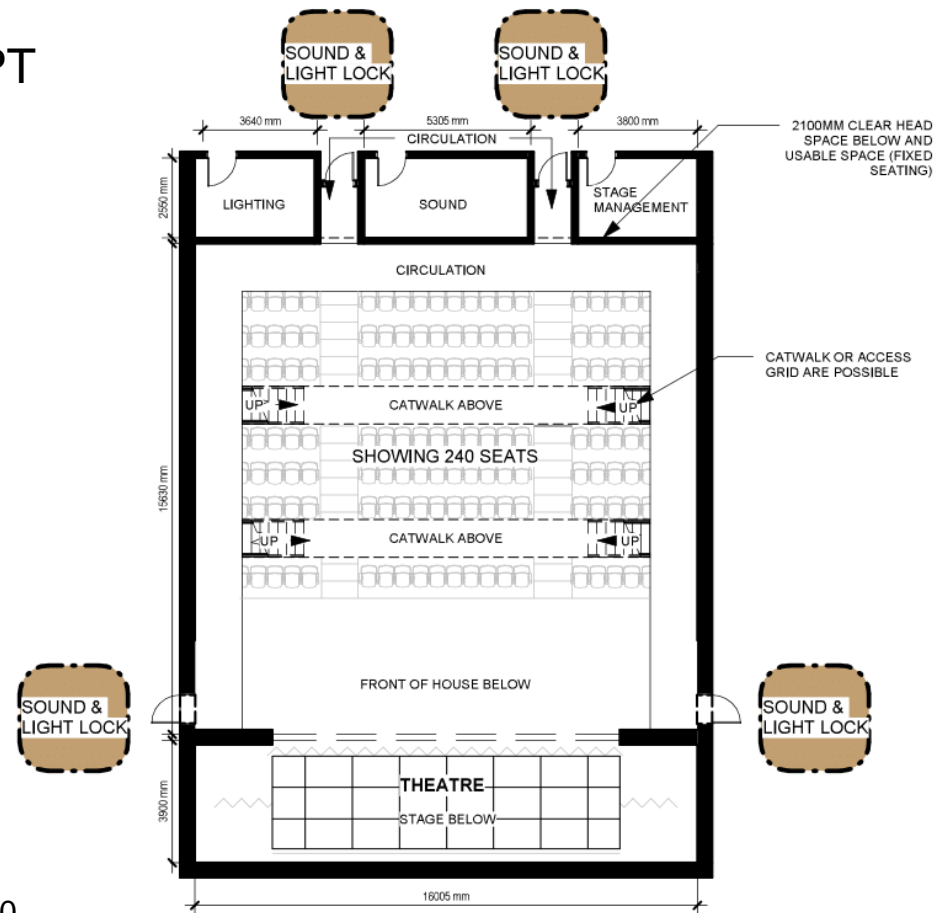
	215 m ²
TOTAL AREA	670 m ²

NOTES:
Typically a minimum of 5% seats are lost when adjusted for the sight lines.
Barrier free spots can be accommodated in the front or back row.





THEATRE CONCEPT OPTION 3



SECOND FLOOR PLAN

Number of seating : Approx 240

AREA (Approx)

Main floor area: 455 Sqm

Second floor area: 215 Sqm

Total Area: 670 Sqm

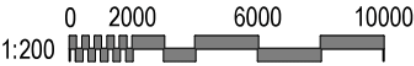
Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.

GROSS FLOOR AREA_OPTION 3	
Name	Area

MAIN FLOOR	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
GREEN ROOM	25 m²
CHANGE ROOM	35 m²
FRONT OF HOUSE	74 m²
STAGE	76 m²
SEATING	193 m²
455 m²	

SECOND FLOOR	
CIRCULATION	4 m²
CIRCULATION	4 m²
LIGHTING	13 m²
STAGE MANAGEMENT	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND	16 m²
CATWALK	16 m²
CATWALK	16 m²
CIRCULATION	81 m²

215 m²	
TOTAL AREA	670 m²



NOTES:
Typically a minimum of 5% seats are lost when adjusted for the sight lines.
Barrier free spots can be accommodated in the front or back row.



COSTING COMPARISON

The Towns contribution will be required to support both construction and soft cost related to the theatre expansion/ enhancements.

Okotoks High School - Theatre Enhancement - Preliminary Scope-to-Budget Summary						
		Option 01		Option 02		Option 03
A	Construction	\$	7,035,000	\$	6,385,000	\$ 4,645,000
B	Soft Cost (10% as noted by Tech Cost)	\$	703,406	\$	638,276	\$ 464,226
C	Soft Cost (Adjusted to 20% - A x 0.2)	\$	1,407,000	\$	1,277,000	\$ 929,000
D	Capital Contribution - Construction	Area Contribution - Sq. M		Construction Cost Unit Rate		
	Area Contribution (square meters)					
	(From Library - for discussion if a CTS and a Lg Aux)		350	\$	4,893.00	\$ 1,712,550
E	Construction Cost by Town (A - D)	\$	5,322,450	\$	4,672,450	\$ 2,932,450
F	% of Construction Cost by Town (E / A)		75.7%		73.2%	63.1%
G	% of Soft Cost by Town		75.7%		73.2%	63.1%
H	Soft Cost by Town (Estimate) (C x G)	\$	1,064,490	\$	934,490	\$ 586,490
	Total Town Contribution (see Note)	\$	6,386,940	\$	5,606,940	\$ 3,518,940

**Note: Town Contribution represent Construction and Soft Costs, and do not include Escalation or full Life-Cycle cost analysis
30+ year Facility Maintenance, Utilities, and Expenses split are to be agreed to by Town & Foothills School Division**

Note: The cost estimates provided are preliminary and subject to revision. They represent our best assessment based on the information available from AI's Quantity Surveyor (QS) at this stage and have not been provided or tested by a QS.



PROCESS

DB (Design - Build) PROCESS

- The school is planned to be part of a P3 (Public – Private – Partnership) bundle by the Government of Alberta.
- The anticipated timeline for tender for the P3 is Fall 2025.



2

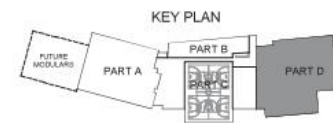
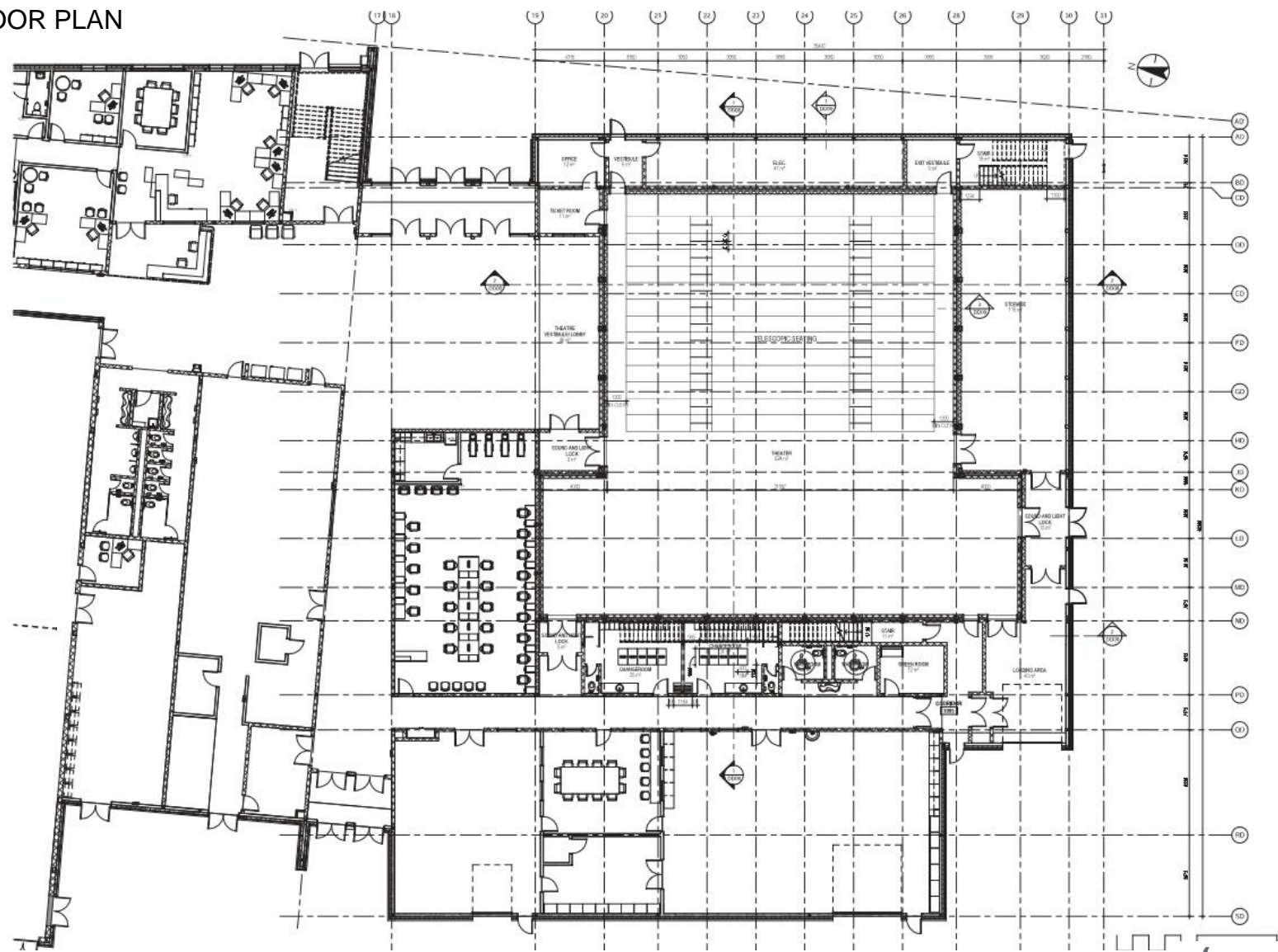
PRECEDENTS



Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School

MAIN FLOOR PLAN



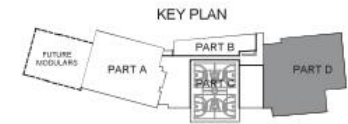
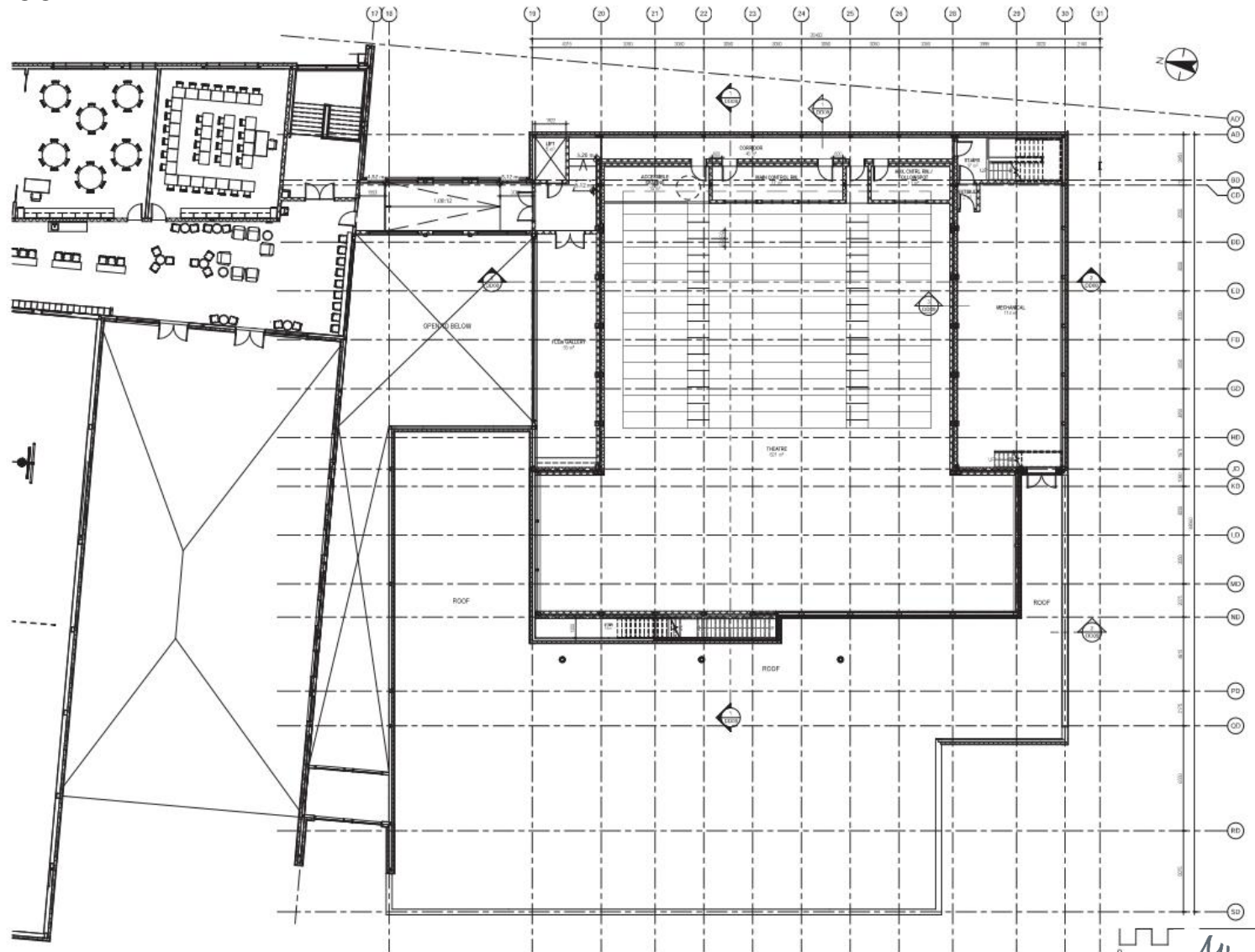
TOTAL GFA: 1,182 M2
TOTAL NET AREA: 1,079M2



Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School

SECOND FLOOR PLAN



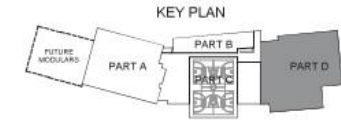
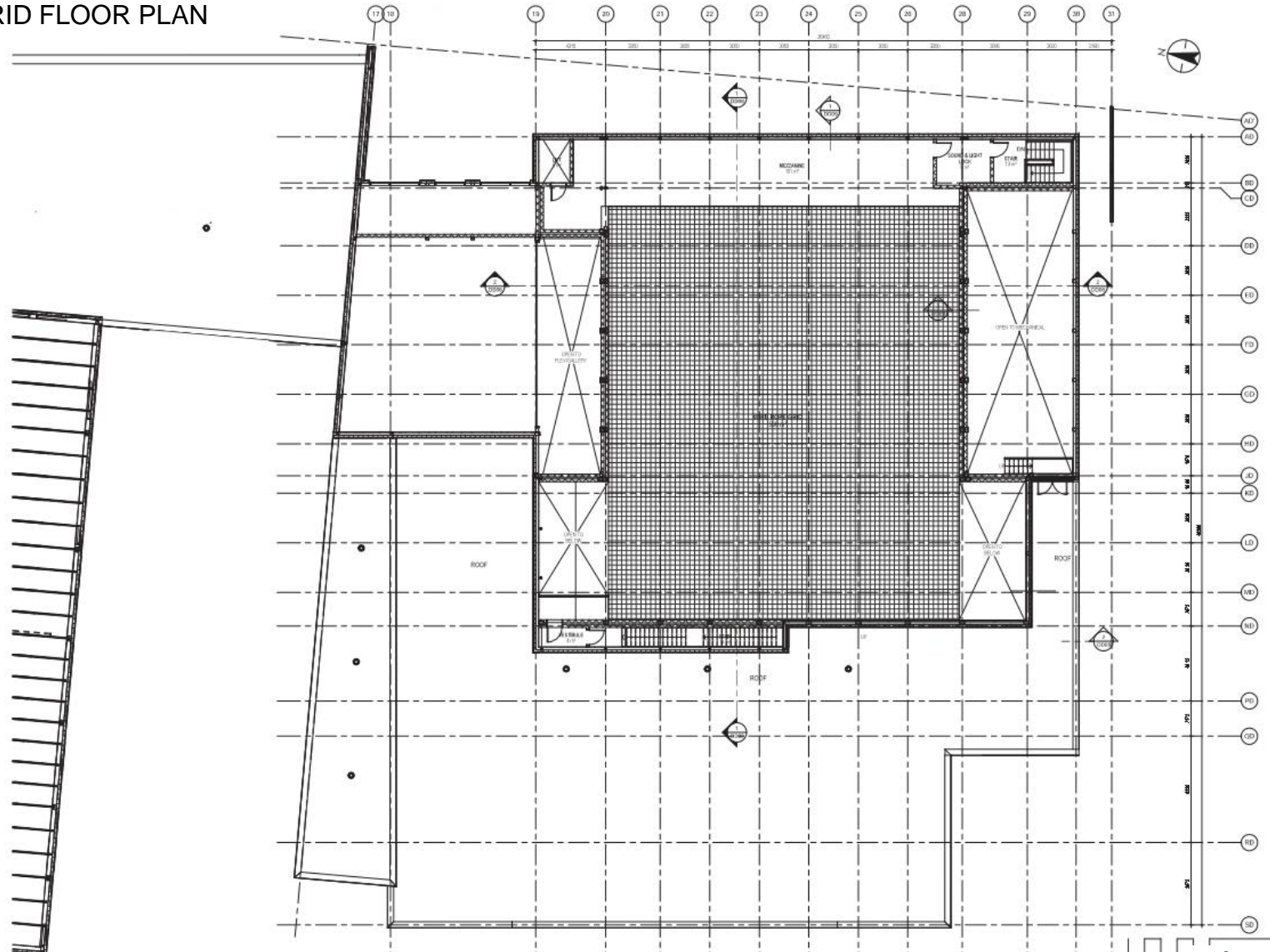
THEATRE 2ND FLOOR GFA: 404M²
TOTAL NET AREA: 306 M²



Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School

WIRE GRID FLOOR PLAN



TOTAL GFA: 228 M2
TOTAL NET AREA: 160 M2



Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School





Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School





Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School





Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School





Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School





Fort McMurray Catholic Board of Education (FMCBE)

Holy Trinity Catholic High School





Fort McMurray Catholic Board of Education (FMCBE)

Holy Trinity Catholic High School



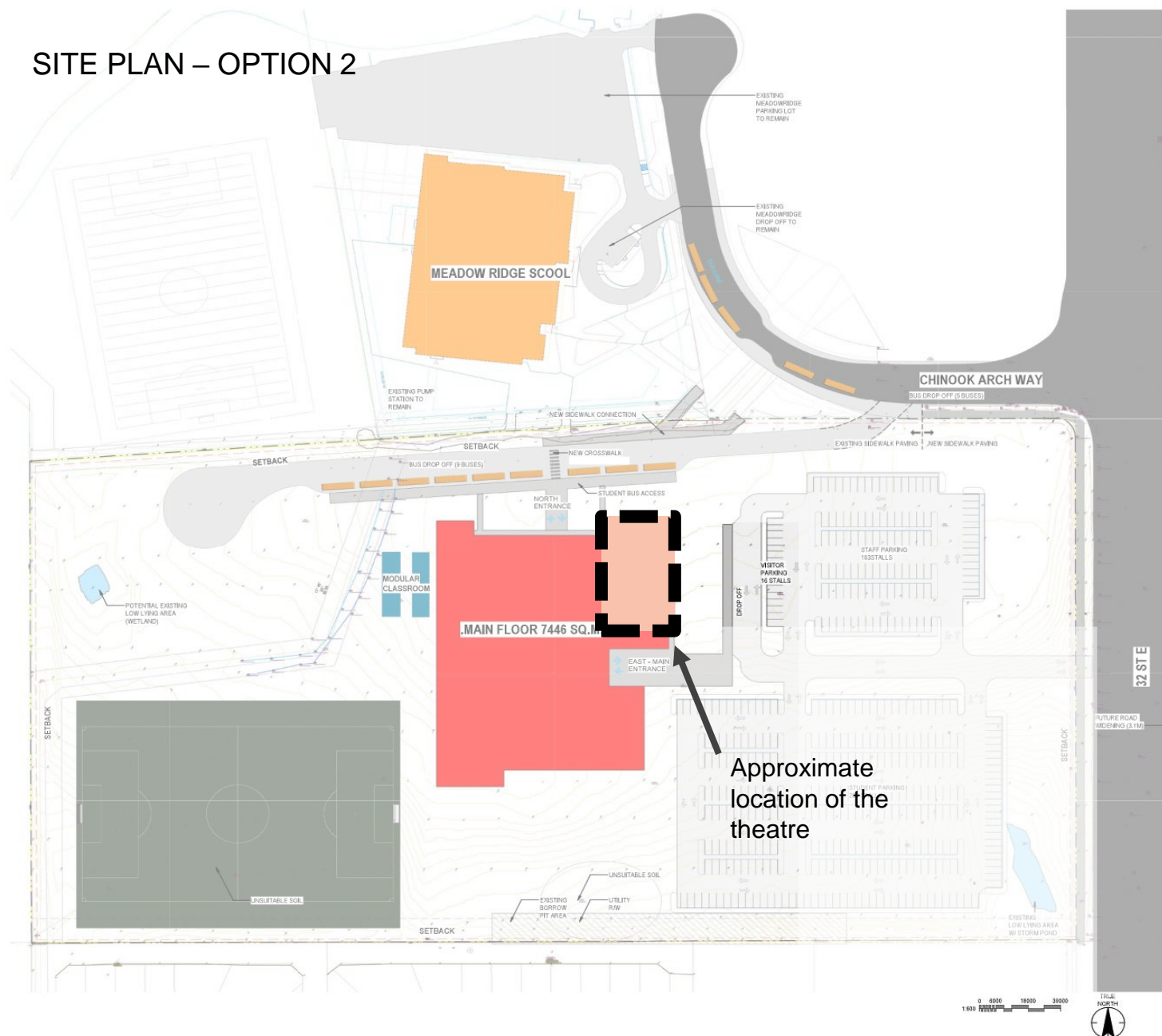


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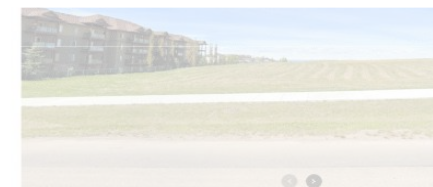
PRELIMINARY SITE PLAN



SITE PLAN – OPTION 2



Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.



VIEW 1



VIEW 2



VIEW 3



VIEW 4



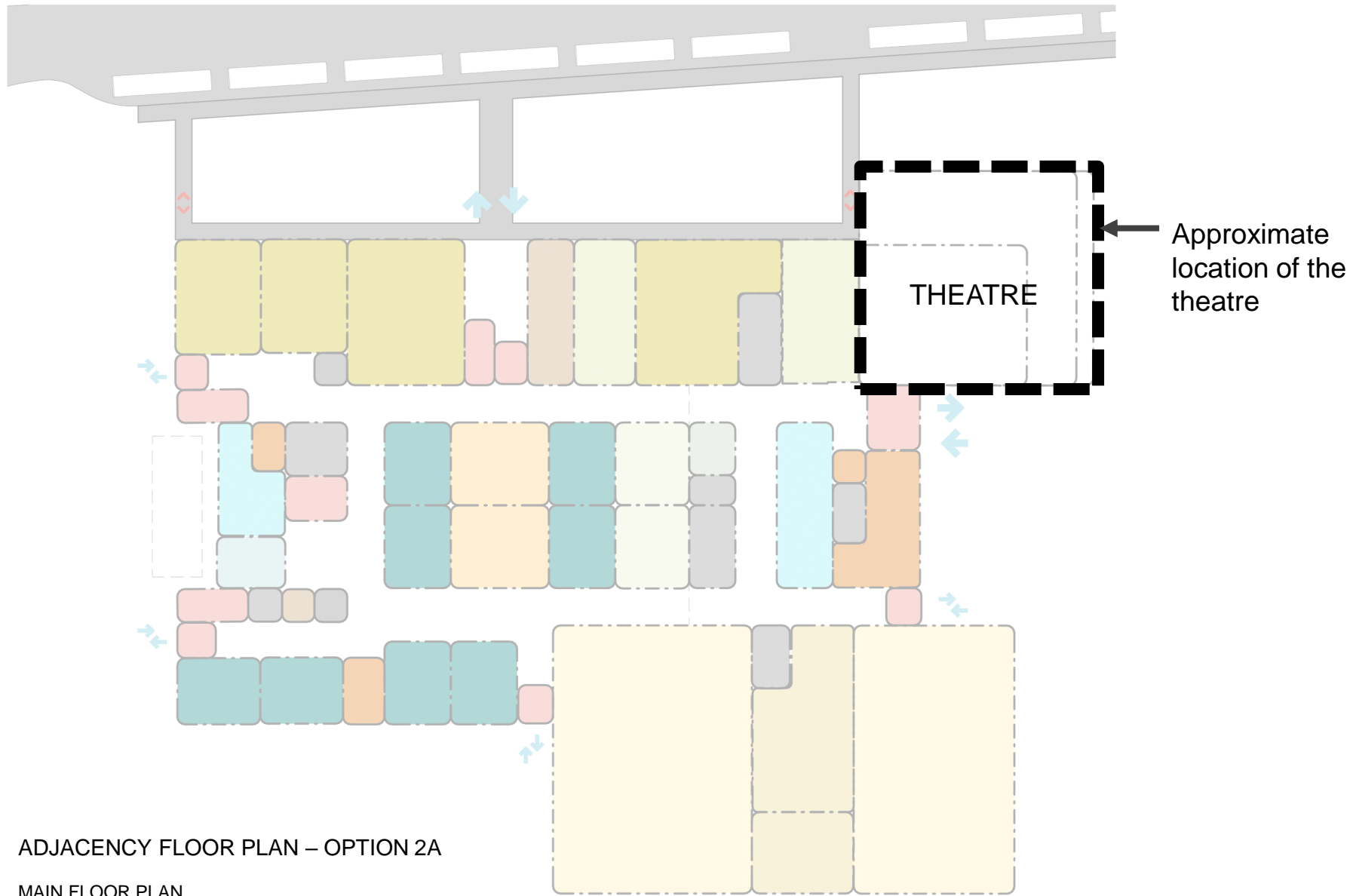
VIEW 5

Geolocation	50°44'26.8"N 113°57'12.7"W
Legal Description	Plan 1912072, Block 1, Lot 2
Land use	Recreation and Open Space District (ROS)
Setback	Primary and Secondary Frontage - min. 2m Side Yard and Rear Yard - min. 1.2 m
Total Permanent Space	9481 sq.m.
Number of Students	1020
Number of Staff	102 (To be Confirmed)
Existing Lot	78,332 m2
Site Coverage	Maximum 40% (78,332 m2 x 0.4 = 31,332 m2)
Allowable Coverage	31,332 m2
Motor Vehicle Parking	No requirement for number of stalls. Proposed parking stall num 400.

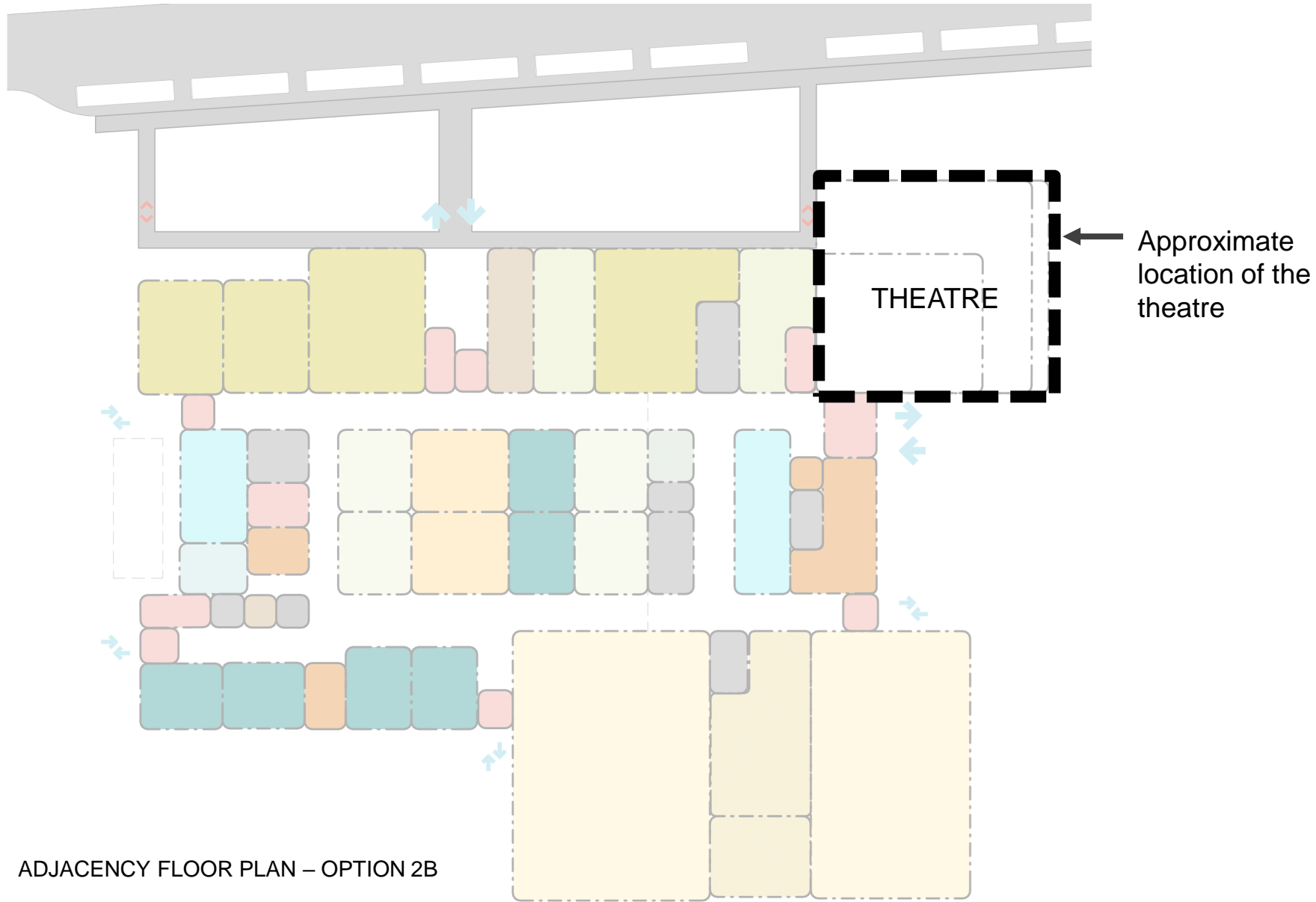


4

PRELIMINARY ADJACENCY PLAN



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Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.

Thank you

