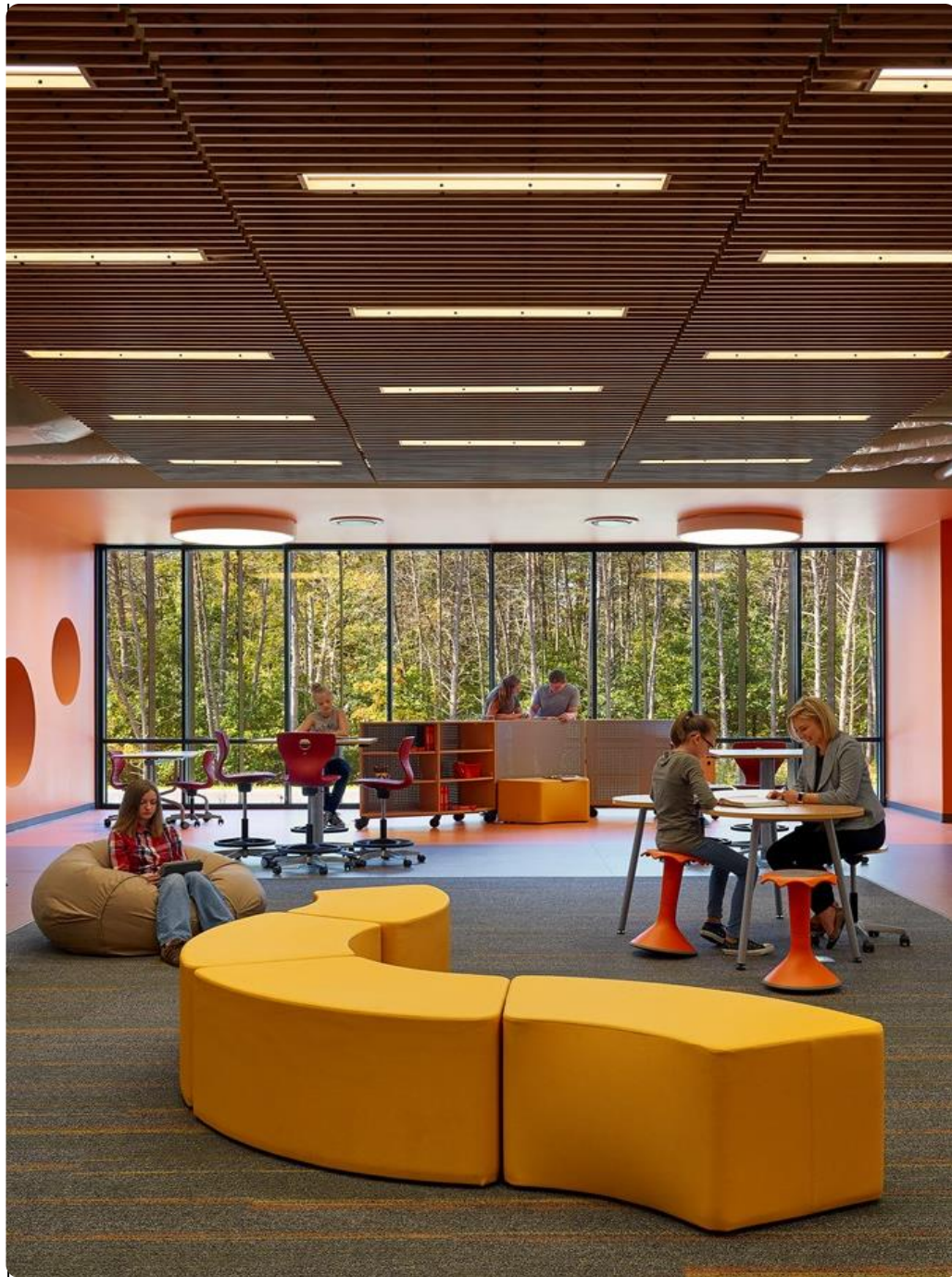


Okotoks High School

Theatre Discussion
April 23rd, 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
- Brookfield Residential YMCA, Seaton
 - Evan Hazell Theatre
- Banff Centre for Arts and Creativity
 - Rolston Recital hall

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: 867 Sqm
Second floor area: 238 Sqm

Total Area: 1105 Sqm

THEATRE CONCEPT OPTION 2

Fixed Seating

Number of seating : Approx 340

AREA (Approx)

Main floor area: 795 Sqm
Second floor area: 170 Sqm

Total Area: 965 Sqm

THEATRE CONCEPT OPTION 3

Retractable Seating

Number of seating : Approx 240

AREA (Approx)

Main floor area: 497 Sqm
Second floor area: 198 Sqm

Total Area: 695 Sqm



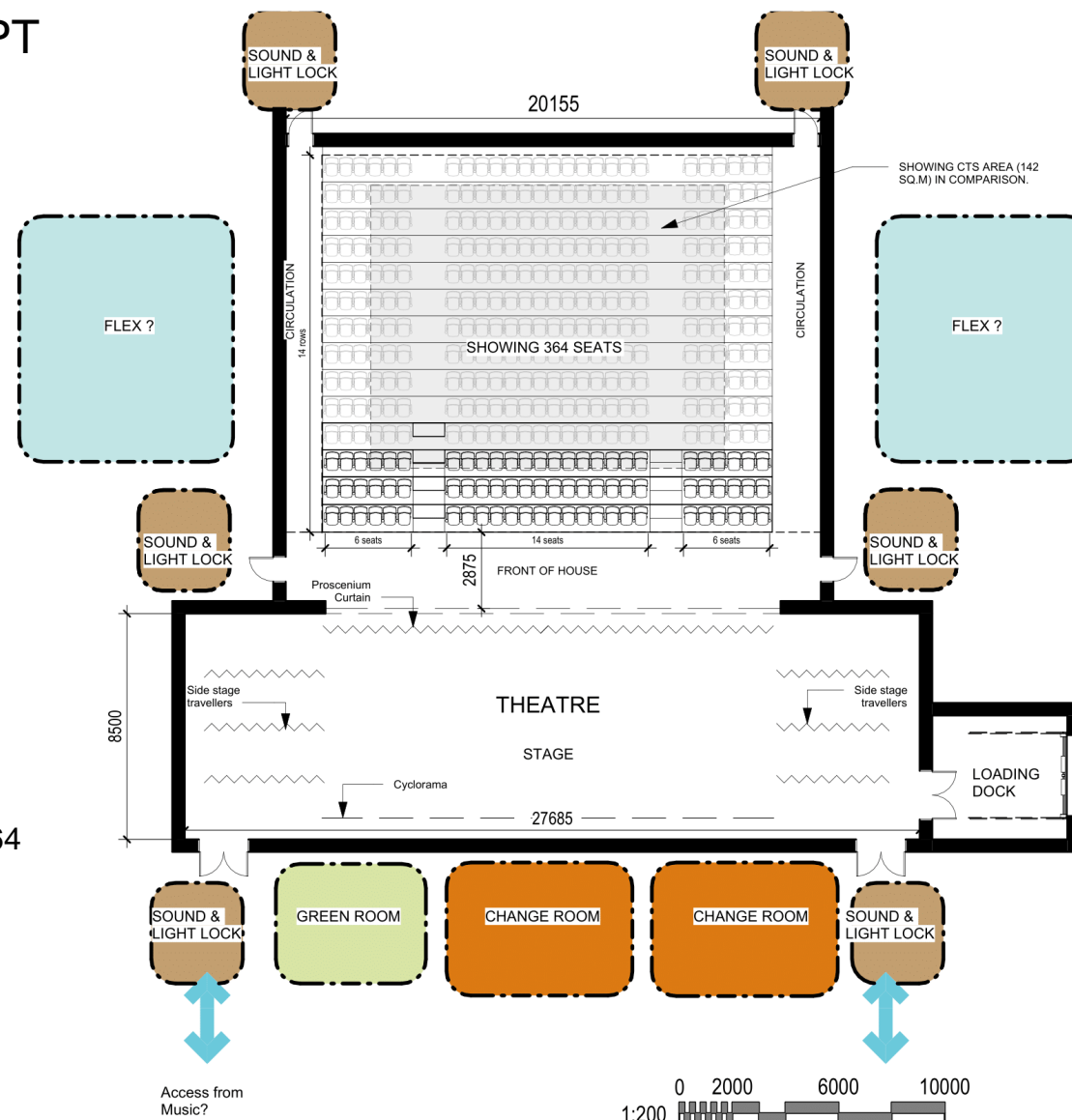
Retractable Seating
Number of seating : Approx 364

AREA (Approx)

Main floor area: 867 Sqm
Second floor area: 238 Sqm

Total Area: 1105 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

T/O SLAB - MAIN	
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 & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
GREEN ROOM	25 m ²
LOADING DOCK	25 m ²
CHANGE ROOM 1	35 m ²
CHANGE ROOM 2	35 m ²
FRONT OF HOUSE	141 m ²
SEATING	259 m ²
STAGE	269 m ²
	867 m ²

T/O SLAB - SECOND	
CIRCULATION	6 m ²
CIRCULATION	6 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	21 m ²
CATWALK	21 m ²
SOUND	24 m ²
CIRCULATION	72 m ²
	238 m ²
TOTAL AREA	1105 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

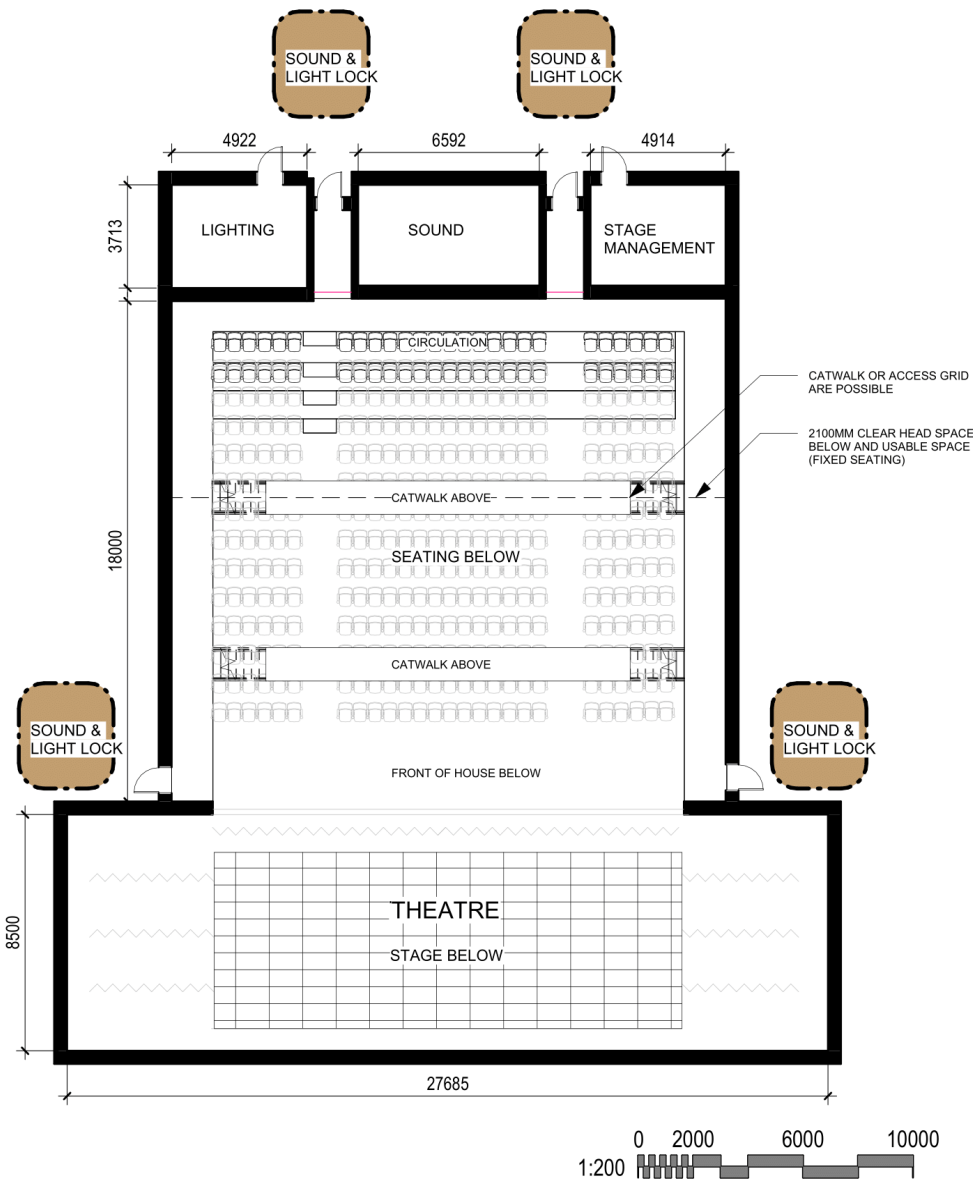
Retractable Seating
Number of seating : Approx 364

AREA (Approx)

Main floor area: 867 Sqm
Second floor area: 238 Sqm

Total Area: 1105 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
T/O SLAB - MAIN	
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
LOADING DOCK	25 m²
CHANGE ROOM 1	35 m²
CHANGE ROOM 2	35 m²
FRONT OF HOUSE	141 m²
SEATING	259 m²
STAGE	269 m²
	867 m²

T/O SLAB - SECOND	
CIRCULATION	6 m²
CIRCULATION	6 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	21 m²
CATWALK	21 m²
SOUND	24 m²
CIRCULATION	72 m²
	238 m²
TOTAL AREA	1105 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.



THEATRE CONCEPT OPTION 2

MAIN FLOOR PLAN

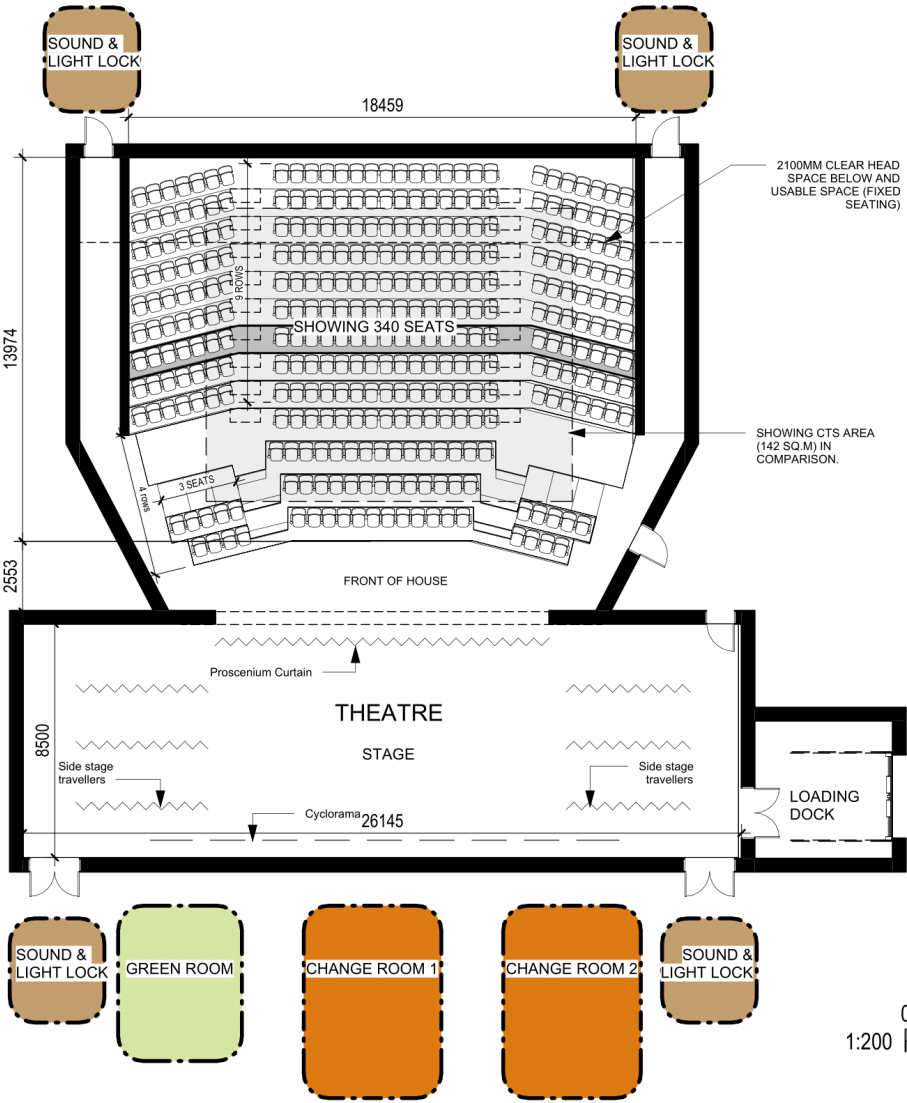
Fixed Seating
Number of seating : Approx 340

AREA (Approx)

Main floor area: 795 Sqm
Second floor area: 170 Sqm

Total Area: 965 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

T/O SLAB - MAIN	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
GREEN ROOM	25 m²
LOADING DOCK	25 m²
CHANGE ROOM 1	35 m²
CHANGE ROOM 2	35 m²
FRONT OF HOUSE	107 m²
SEATING	257 m²
STAGE	258 m²
	795 m²

T/O SLAB - SECOND	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
CIRCULATION	23 m²
CIRCULATION	23 m²
CATWALK	24 m²
CATWALK	24 m²
CONTROL ROOM	50 m²
	170 m²
TOTAL AREA	965 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.



THEATRE CONCEPT OPTION 2

SECOND FLOOR PLAN

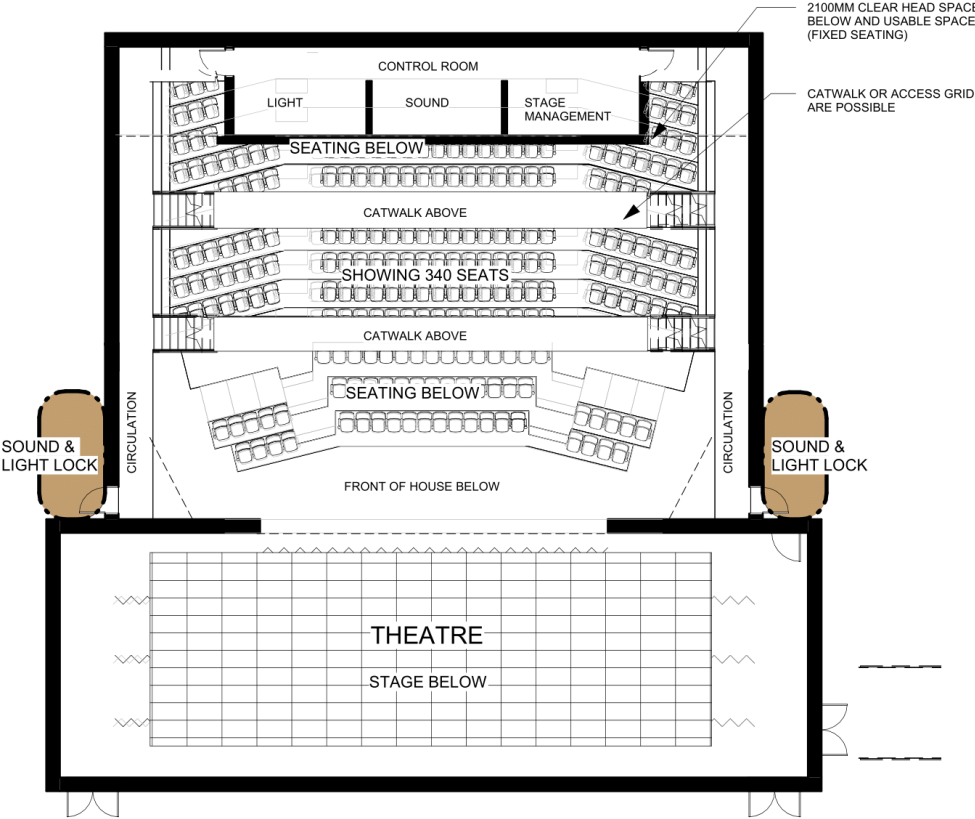
Fixed Seating
Number of seating : Approx 340

AREA (Approx)

Main floor area: 795 Sqm
Second floor area: 170 Sqm

Total Area: 965 Sqm

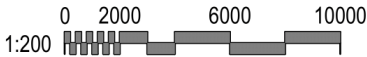
Note: All areas, programmatic functions and seat counts are preliminary and conceptual only. They are subject to change through course of the schematic design, design development and design completion processes.



GROSS FLOOR AREA_OPTION 2	
Name	Area

T/O SLAB - MAIN	
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
LOADING DOCK	25 m ²
CHANGE ROOM 1	35 m ²
CHANGE ROOM 2	35 m ²
FRONT OF HOUSE	107 m ²
SEATING	257 m ²
STAGE	258 m ²
	795 m ²

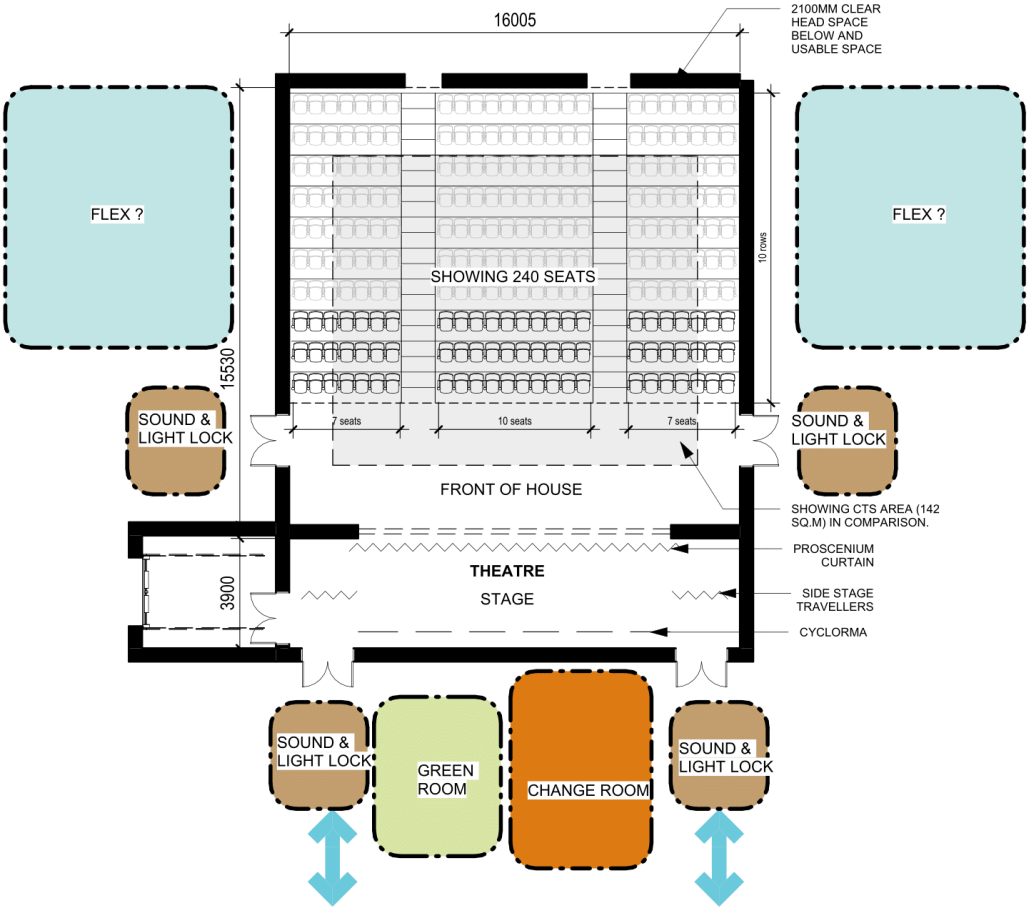
T/O SLAB - SECOND	
SOUND & LIGHT LOCK	13 m ²
SOUND & LIGHT LOCK	13 m ²
CIRCULATION	23 m ²
CIRCULATION	23 m ²
CATWALK	24 m ²
CATWALK	24 m ²
CONTROL ROOM	50 m ²
	170 m ²
TOTAL AREA	965 m ²



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



MAIN FLOOR PLAN

Retractable Seating
Number of seating : Approx 240

AREA (Approx)

Main floor area: 497 Sqm
Second floor area: 198 Sqm

Total Area: 695 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

T/O SLAB - MAIN	
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
LOADING DOCK	25 m ²
CHANGE ROOM	35 m ²
FRONT OF HOUSE	74 m ²
STAGE	76 m ²
SEATING	210 m ²
	497 m ²

T/O SLAB - SECOND	
CIRCULATION	4 m ²
CIRCULATION	4 m ²
STAGE MANAGEMENT	10 m ²
LIGHTING	10 m ²
SOUND	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
CATWALK	20 m ²
CATWALK	20 m ²
CIRCULATION	66 m ²

TOTAL AREA 695 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.



THEATRE CONCEPT OPTION 3

SECOND FLOOR PLAN

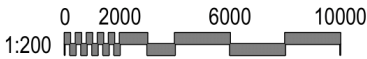
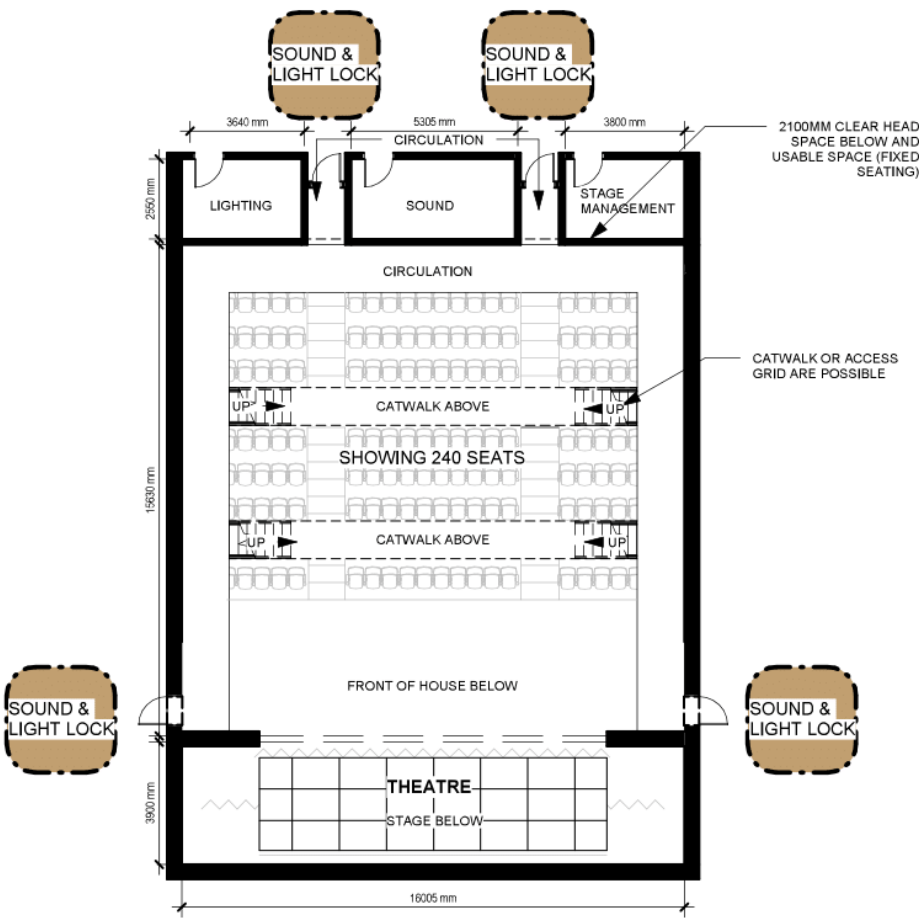
Retractable Seating
Number of seating : Approx 240

AREA (Approx)

Main floor area: 497 Sqm
Second floor area: 198 Sqm

Total Area: 695 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

T/O SLAB - MAIN	
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
GREEN ROOM	25 m²
LOADING DOCK	25 m²
CHANGE ROOM	35 m²
FRONT OF HOUSE	74 m²
STAGE	76 m²
SEATING	210 m²
	497 m²

T/O SLAB - SECOND	
CIRCULATION	4 m²
CIRCULATION	4 m²
STAGE MANAGEMENT	10 m²
LIGHTING	10 m²
SOUND	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
SOUND & LIGHT LOCK	13 m²
CATWALK	20 m²
CATWALK	20 m²
CIRCULATION	66 m²
	198 m²
TOTAL AREA	695 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
B	Soft Cost (10% as noted by Tech Cost)	\$	703,406	\$	638,276
C	Soft Cost (Adjusted to 20% - A x 0.2)	\$	1,407,000	\$	1,277,000
	Capital Contribution - Construction	Area Contribution - Sq. M		Construction Cost Unit Rate	
	Area Contribution (square meters)				
D	(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
F	% of Construction Cost by Town (E / A)		75.7%		73.2%
G	% of Soft Cost by Town		75.7%		73.2%
H	Soft Cost by Town (Estimate) (C x G)	\$	1,064,490	\$	934,490
	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. Costing above does not include loading dock.



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

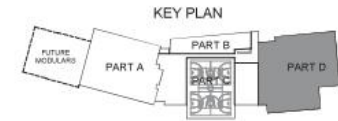
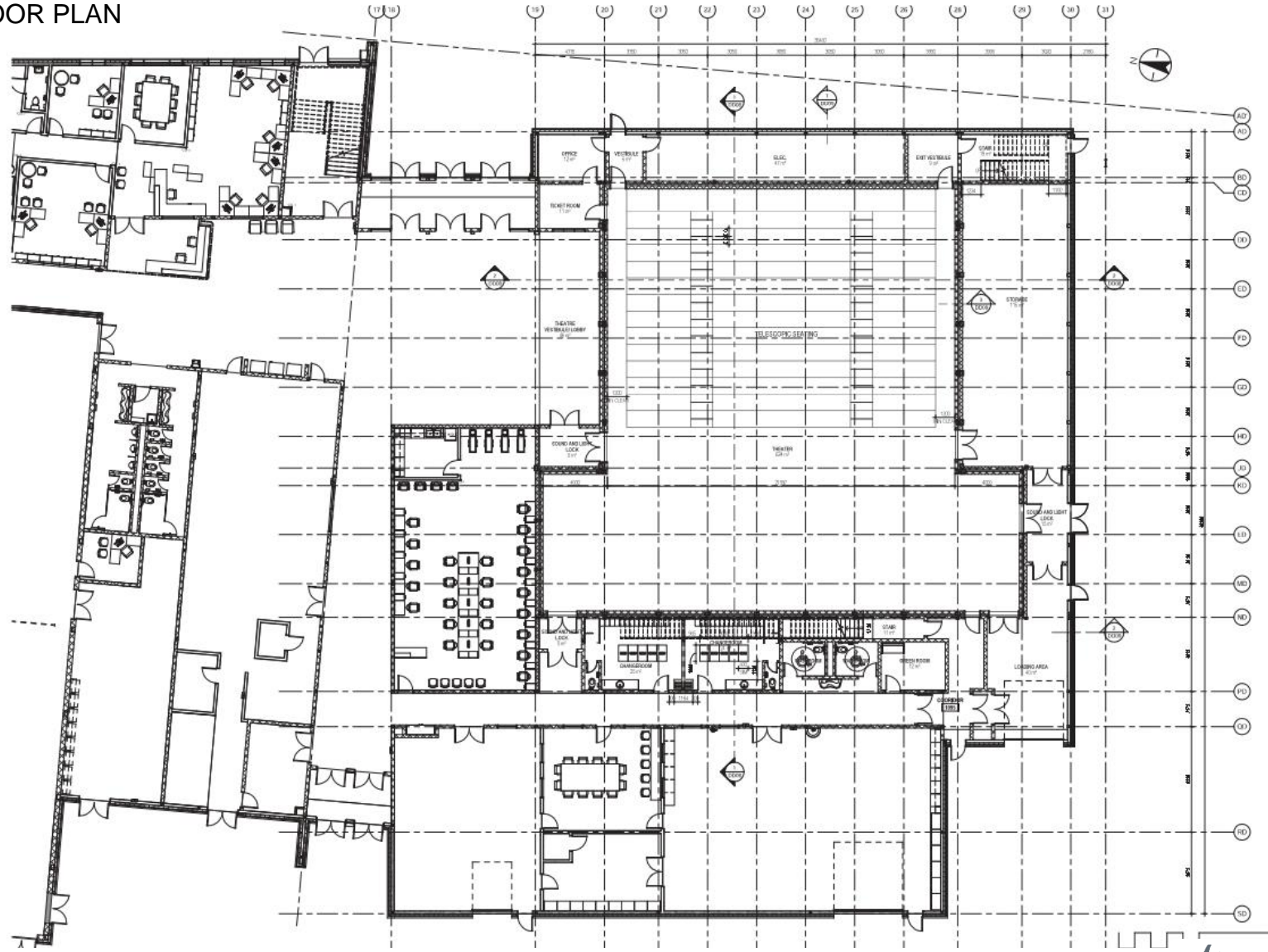
PRECEDENTS



Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School

MAIN FLOOR PLAN



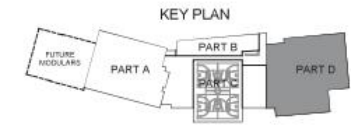
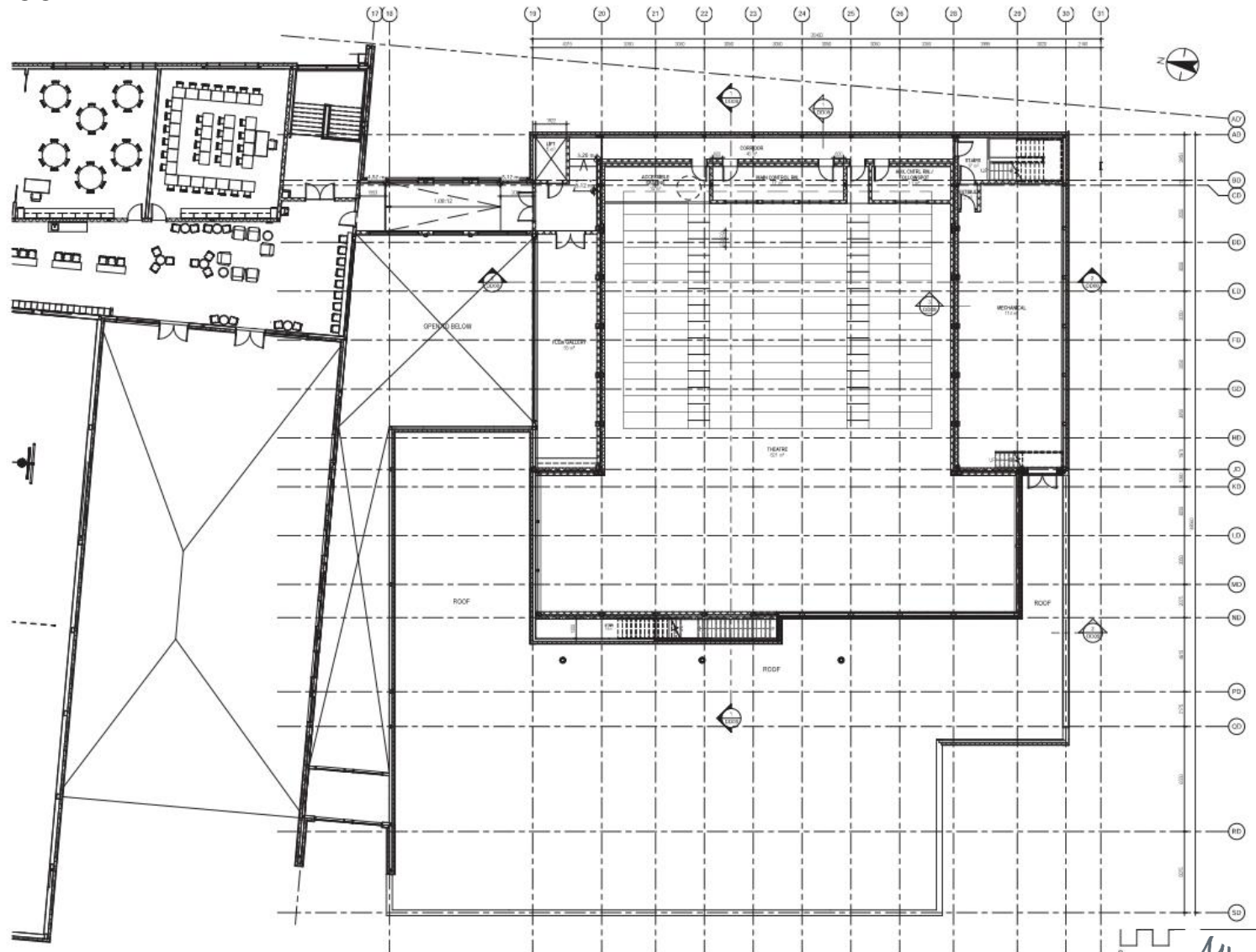
TOTAL GFA: 1,182 M²
TOTAL NET AREA: 1,079M²



Grande Prairie Catholic School Board (GPCSD)

St. John Paul High School

SECOND FLOOR PLAN



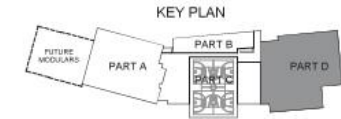
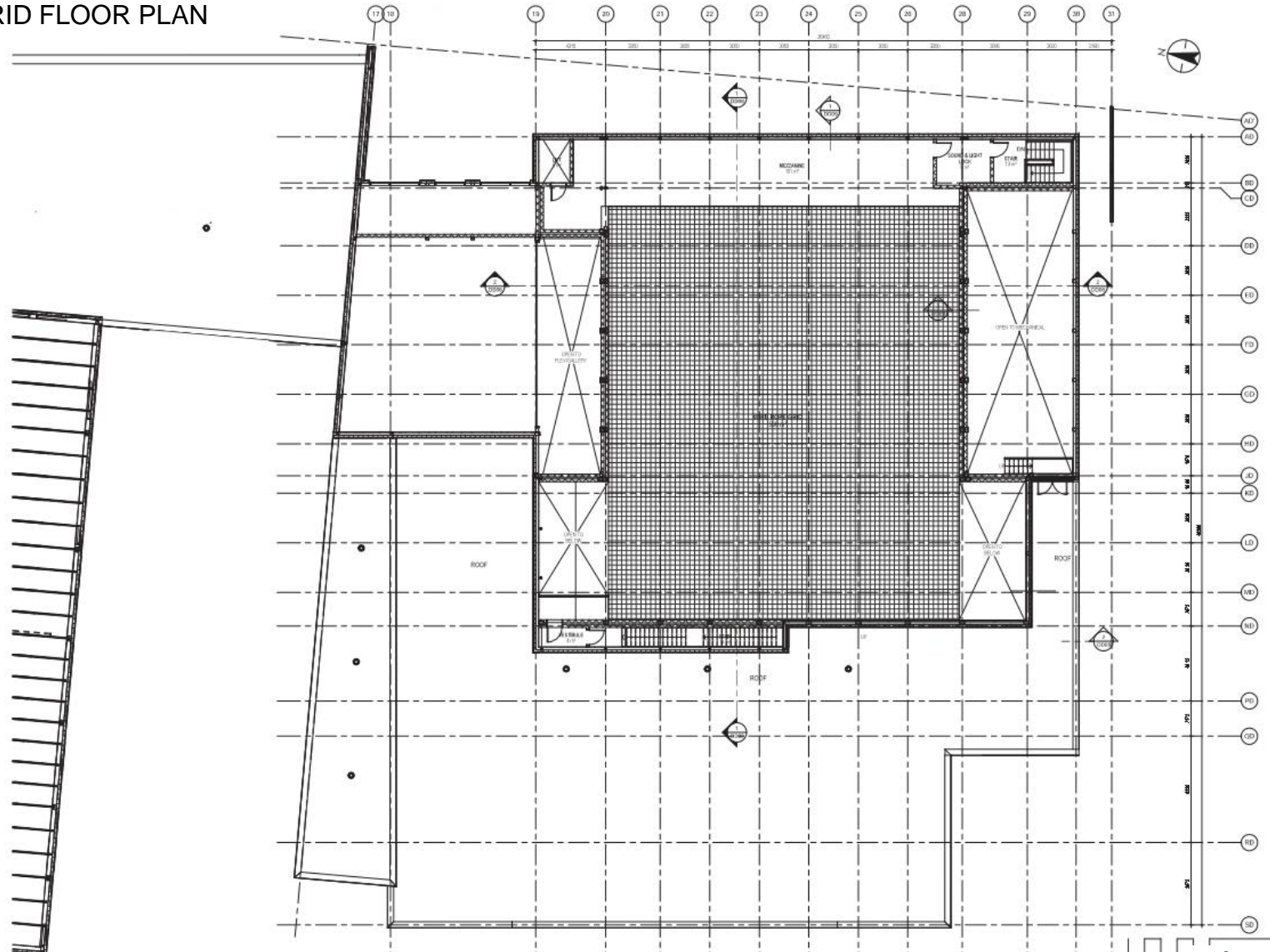
THEATRE 2ND FLOOR GFA: 404M²
TOTAL NET AREA: 306 M²



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





Banff Centre for Arts and Creativity

Rolston Recital hall

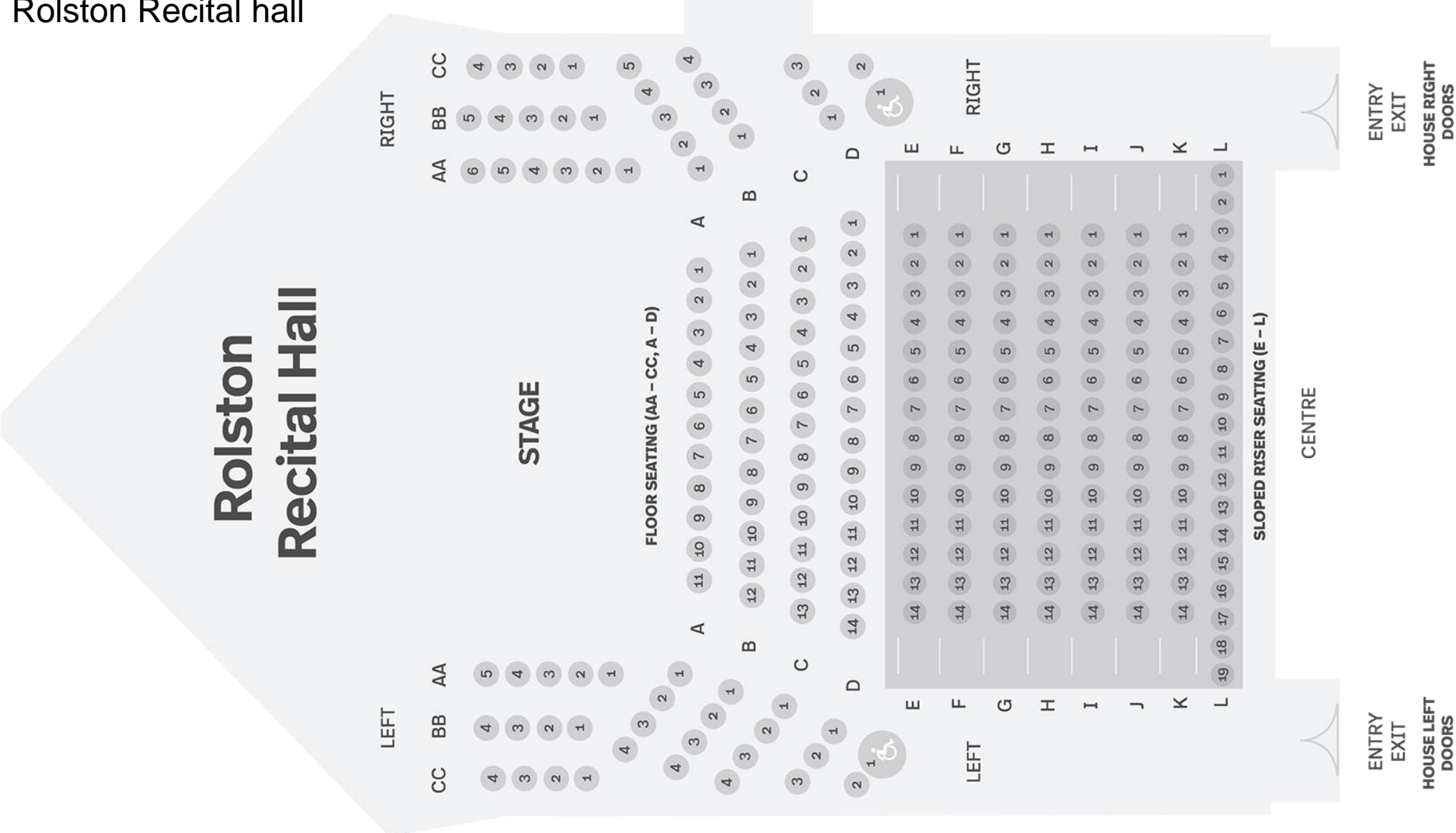


Seating capacity 226

The theatre has an attached control room to record from the hall or Bentley Chamber Music Studio

Banff Centre for Arts and Creativity

Rolston Recital hall





Brookfield Residential YMCA, Seaton

Evan Hazell Theatre



Seating capacity 250

The theatre is a black box theatre with retractable and reconfigurable bleacher seating for community events.



Brookfield Residential YMCA, Seaton

Evan Hazell Theatre





Brookfield Residential YMCA, Seaton

Evan Hazell Theatre





3

PRELIMINARY SITE PLAN

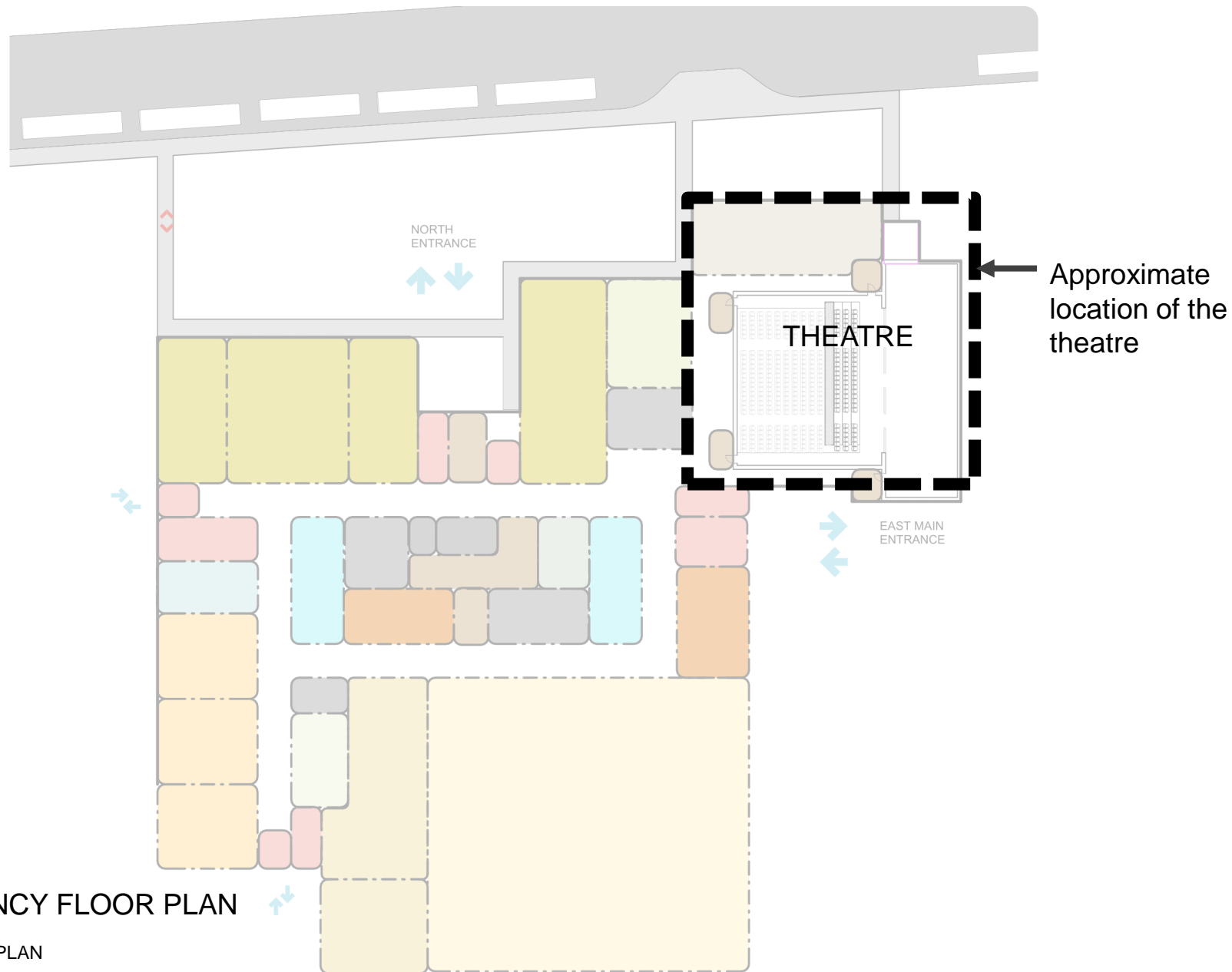


The site plan for Meadow Ridge School shows the main floor (7172 sq.m.) in red. A red rectangle on the east side of the main floor is labeled "Approximate location of the theatre". The plan includes setbacks on all sides, parking areas (Student Parking: 280 stalls, Visitor Parking: 16 stalls), and surrounding infrastructure like Chinook Arch Way and Meadow Ridge Way. Other features include a modular classroom, a potential existing low lying area (wetland), and a future road widening (3.1m). A scale bar (0 to 3000) and a north arrow are also present.



4

PRELIMINARY ADJACENCY PLAN



ADJACENCY FLOOR PLAN

MAIN FLOOR PLAN

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 PLAN – THEATRE LOCATION

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

