



Okotoks High School

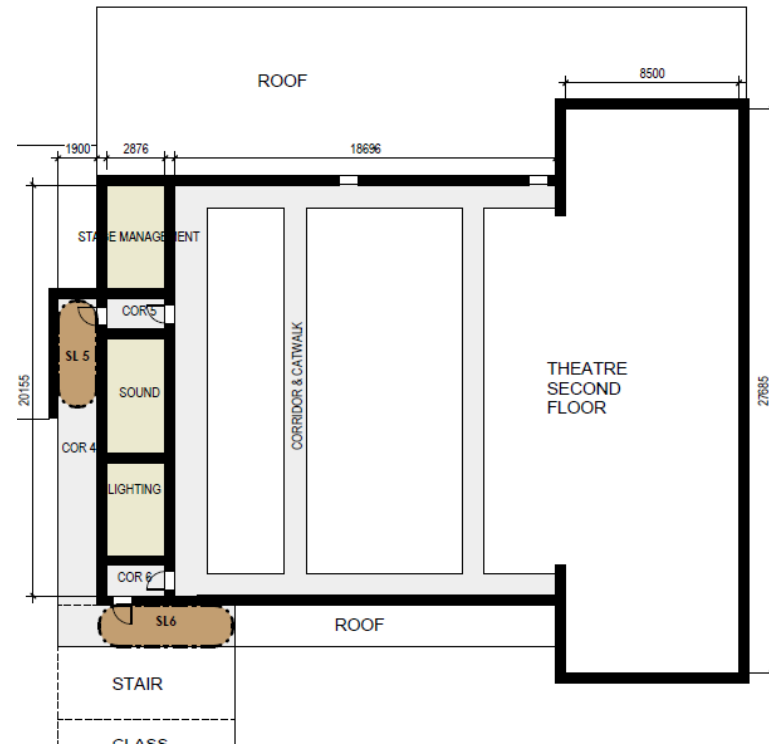
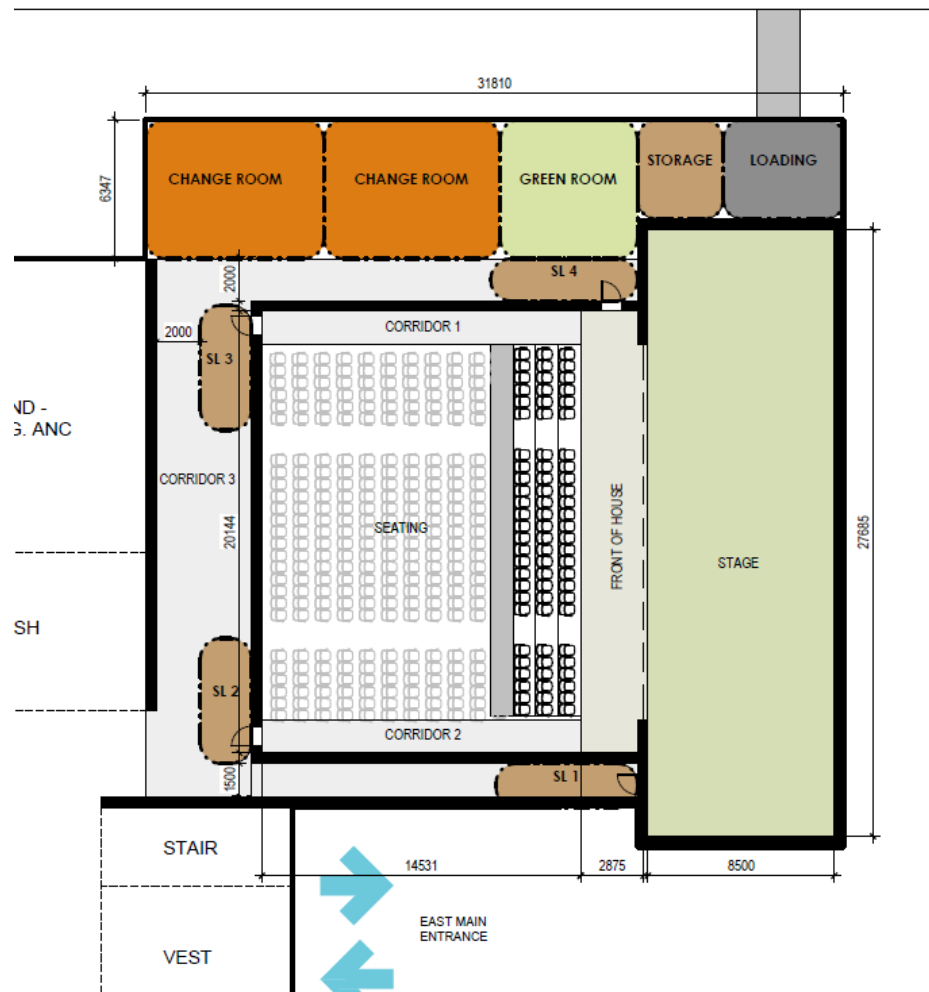
May 12th, 2025 Town Council Meeting

Cost Breakdown

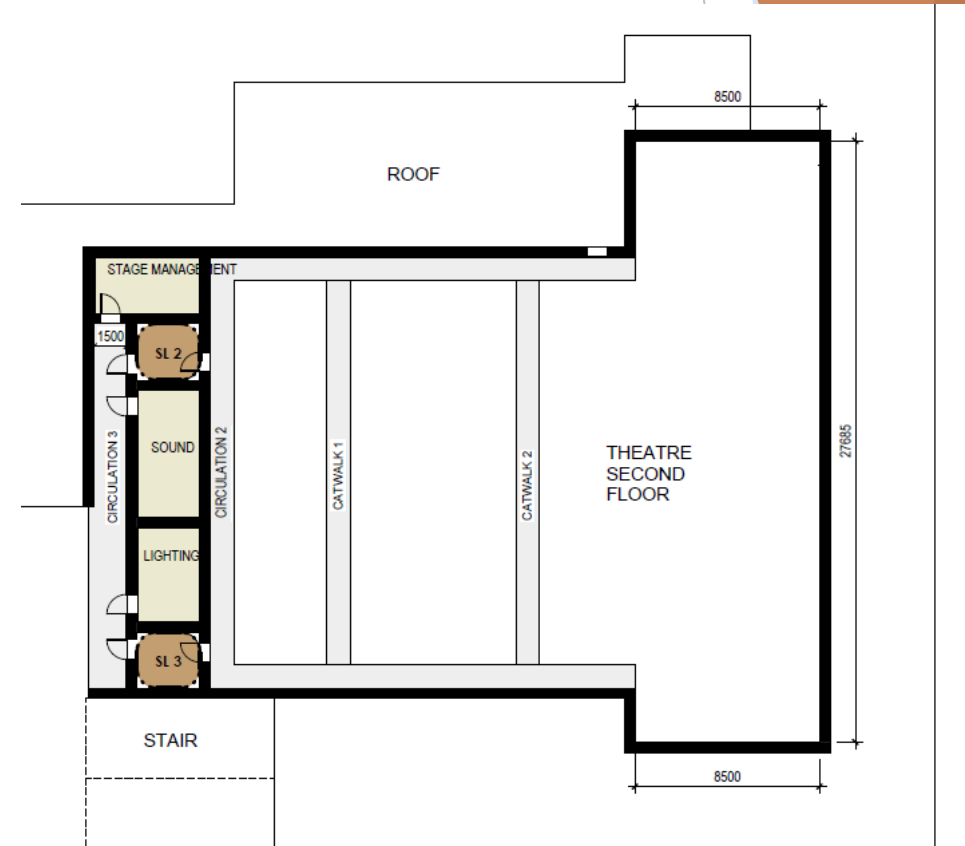
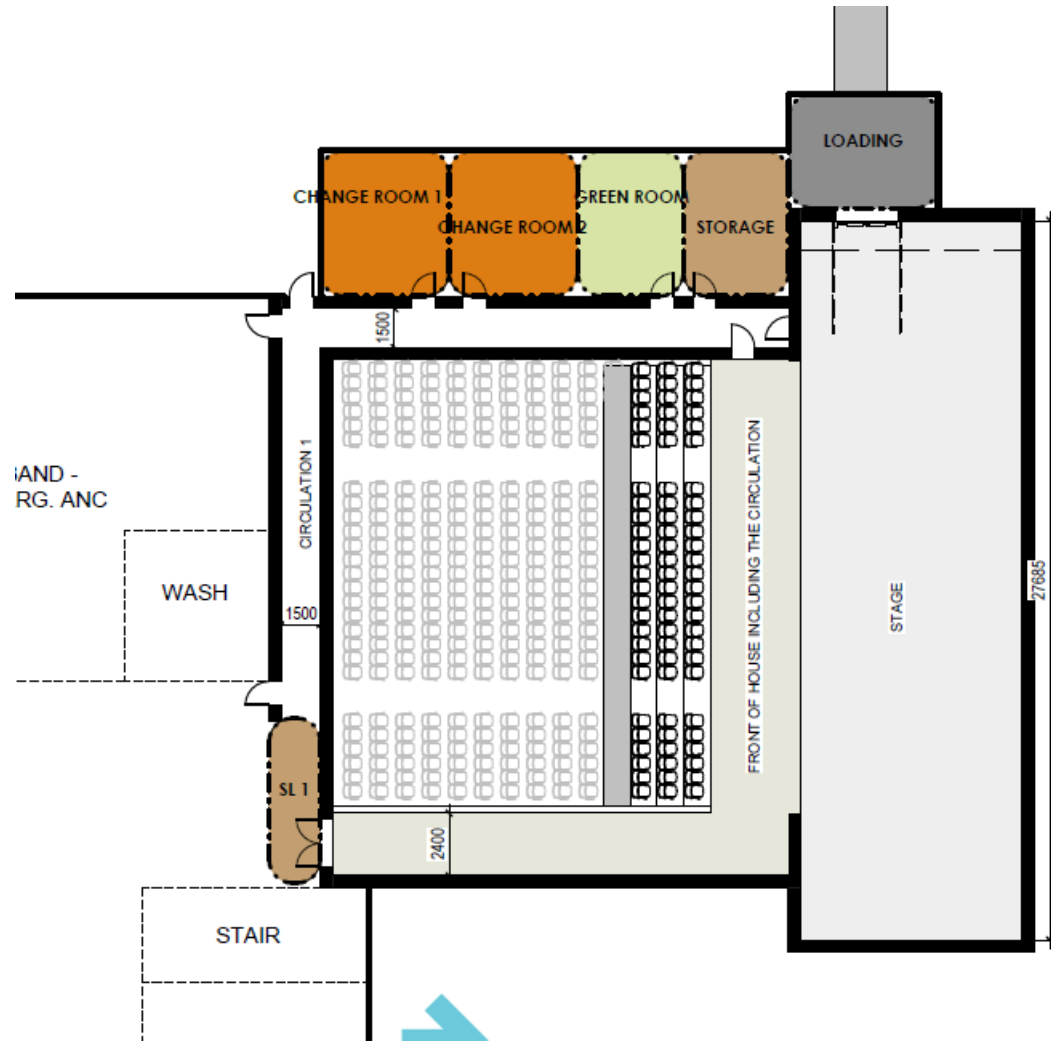
	Option 2 (April 14)	Option 2A (April 28)	Option 2A (May 12)
Area	1080 m ²	1281 m ²	1281 m ²
Construction	\$ 6,479,592	\$6,627,090	\$ 7,617,318.00
Soft Costs @approx. 20%	\$1,407,000	\$2,550,410	\$1,560,174.00
Total (before school contribution)	\$8,099,490	\$9,177,500	\$9,177,500
School contribution	\$1,712,550	\$1,712,550.00	\$1,712,550
Town Contribution (excluding F&E)	\$6,386,940	\$7,464,950	\$7,464,950

*based on a rough-order magnitude estimate (+/- 50%)

Conceptual Floor Plan of 1281 m²



Conceptual Floor Plan of 1096 m²



Area Breakdown

	Option 2 (April 14)	Option 2A (April 28 & May 12)	Priority	Possible Future optional addition
Base Area:				
Stage	✓	✓		No
Seating	✓	✓		No
Circulation	✓	✓		No
Amenities:				
Change room (1-2)				Yes
Loading area			High	Yes
Storage room			High	Yes
Sound/light locks				No
Sound/light booths (1-3)				Yes
Catwalks				No

Opportunities for the City

► Opportunities of partnership (approx. value of \$5M):

- Parking lot use (\$600,000 *based on 400 stalls)
- School washroom access (\$400,000)
- Use of school flex space/main entrance (\$1,800,000)
- Electrical transformer supply & installation (\$300,000)
- Site services/connections (water, sewer, etc.) (\$600,000)
- Site mobilization (\$150,000)
- Security system monitoring (\$100,000)
- Fire alarm monitoring (\$400,000)
- Fire department connection/access (\$100,000)
- Construction and design efficiencies (shared stairway, HVAC system, BMS system, boilers, and others) (\$200,000-\$500,000)
- Promotions of events within the school community

► P3 Contract Highlight:

- **Long-Term Building Maintenance**

A 30-year maintenance agreement is included in the P3 structure, valued at approximately **\$6.1 million**, ensuring predictable lifecycle management, sustained facility quality, and reduced risk for the public owner.

Design Build Finance Maintain Model

1. **Future change orders/additions will include prorated maintenance costs**

Any future change orders will be required to account for the associated maintenance costs, calculated based on the remaining duration of the maintenance period in the contract.

2. **Tendering with owner requirements; Preferred Proponent/Contractor**

The project will proceed to tender based on the owner's initial requirements, with the selected Preferred Proponent/Contractor is responsible for completing the detailed design as part of the P3 delivery.

Furniture, Fixtures and Equipment

- ▶ Examples of FF&E
 - ▶ Furniture
 - ▶ Loose seating
 - ▶ Tables
 - ▶ Platform stage (choral performance)
 - ▶ Mobile bar/server
 - ▶ Equipment
 - ▶ Audio/visual
 - ▶ IT
 - ▶ Fixtures
 - ▶ Specialized lifts
 - ▶ Upgraded curtains
- ▶ There is a large scale of FF&E which makes it very difficult to include in the costing
- ▶ There could be items coming from existing facilities
- ▶ Recommendation for the town to carry 9-20% of construction cost for FF&E

Town Contribution

- ▶ \$6.5M town contribution will support:
 - ▶ Design and construction of approx. 1080 m² theatre spaces
 - ▶ 340+ retractable seat theatre
 - ▶ Acoustic treatment designed to meet professional black box theatre standard
 - ▶ Amenities as the budget allows and as prioritized by the owner group
- ▶ \$7.5M town contribution will support:
 - ▶ Design and construction of approx. 1281 m² theatre spaces
 - ▶ 340+ retractable seat theatre
 - ▶ Acoustic treatment designed to meet professional black box theatre standard
 - ▶ Amenities as the budget allows and as prioritized by the owner group

* The above does not include budget for fixtures, furniture or equipment