


<b>DEPARTMENT:</b> Legislative Services	
	<b>TOPIC:</b> Town of Okotoks – Performing Arts Facility Proposal
<b>REPORT PRESENTED BY:</b> CAO Ryan Payne	
<b>PURPOSE OF REQUEST</b>	

To consider the proposal from the Town of Okotoks to partner on the construction of a performing arts facility within the future Okotoks high school campus.

#### BACKGROUND

A report on a proposed High School Campus Theatre project was presented at the May 27, 2025 Town of Okotoks / Foothills County Intermunicipal Committee meeting.

The following motion was made by the Intermunicipal Committee:

**MOTION:** By Councillor Siewert that consideration of the Theatre be forwarded to Foothills County Council regarding partnering on a new community theatre asset.

**Carried Unanimously**

A statement of commitment between the Town of Okotoks and Foothills School Division is required to be executed by June 15, 2025.

If Foothills County is interested in partnering, then guidance is requested with regards to whether the new theatre would be governed by the municipalities' current cost sharing agreement or other cost sharing principles.

#### REQUEST OF COUNCIL

*Proposed Motions:*

##### *Option #1 - Approval*

That Council acknowledge the request from the Town of Okotoks to partner on a new community theatre asset and authorize the CAO to execute a shared services agreement with the Town of Okotoks.

*Option #2 - Postponement*

That Council acknowledge the request from the Town of Okotoks and postpone its decision on partnering on a new community theatre asset to allow administration to obtain additional information for consideration at a future meeting of Council.

*Option #3 - Refusal*

That Council acknowledge the proposal from the Town of Okotoks and deny the request to partner on a new community theatre asset.

## **APPENDICES**

Appendix A: Town of Okotoks - High School Campus Theatre Presentation



# High School Campus Theatre Options

Prepared for Intermunicipal Committee

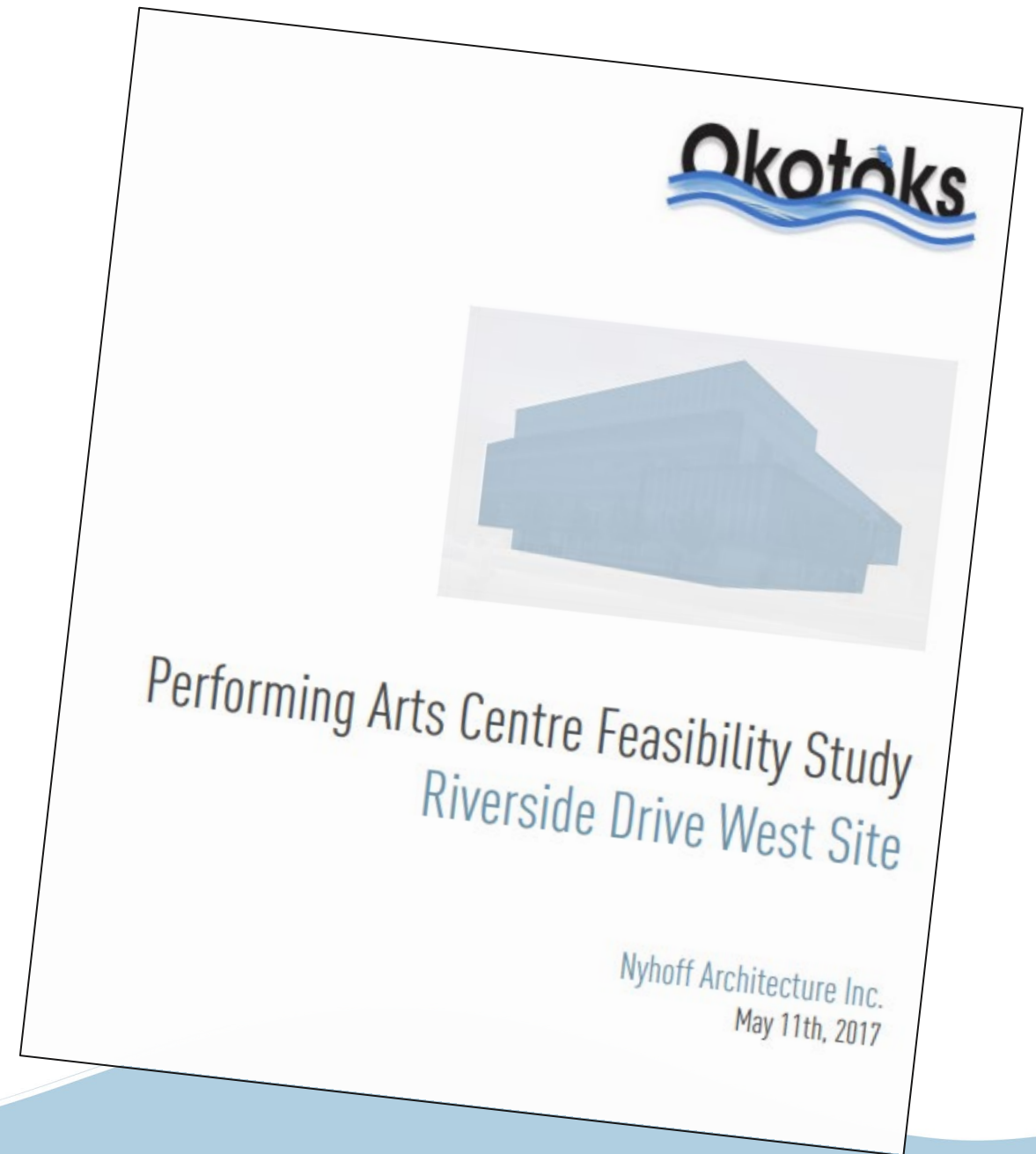
May 27, 2025

# Past & Present

Intent of the land

Performing Arts Feasibility Studies

Current theatre utilization



# Overview of Reports to Council

April 14, 2025

- Presentation of theatre concept options
- Series of motions including further clarification on the theatre scope

April 28, 2025

- Overview of needs from arts and culture community and impact to budget
- Revised capital costs from Alberta Infrastructure
- Council direction for further cost clarifications with Alberta Infrastructure

May 12, 2025

- Updated capital costs from Alberta Infrastructure
- Fulsome identification of project risks

# Motions of Okotoks Town Council

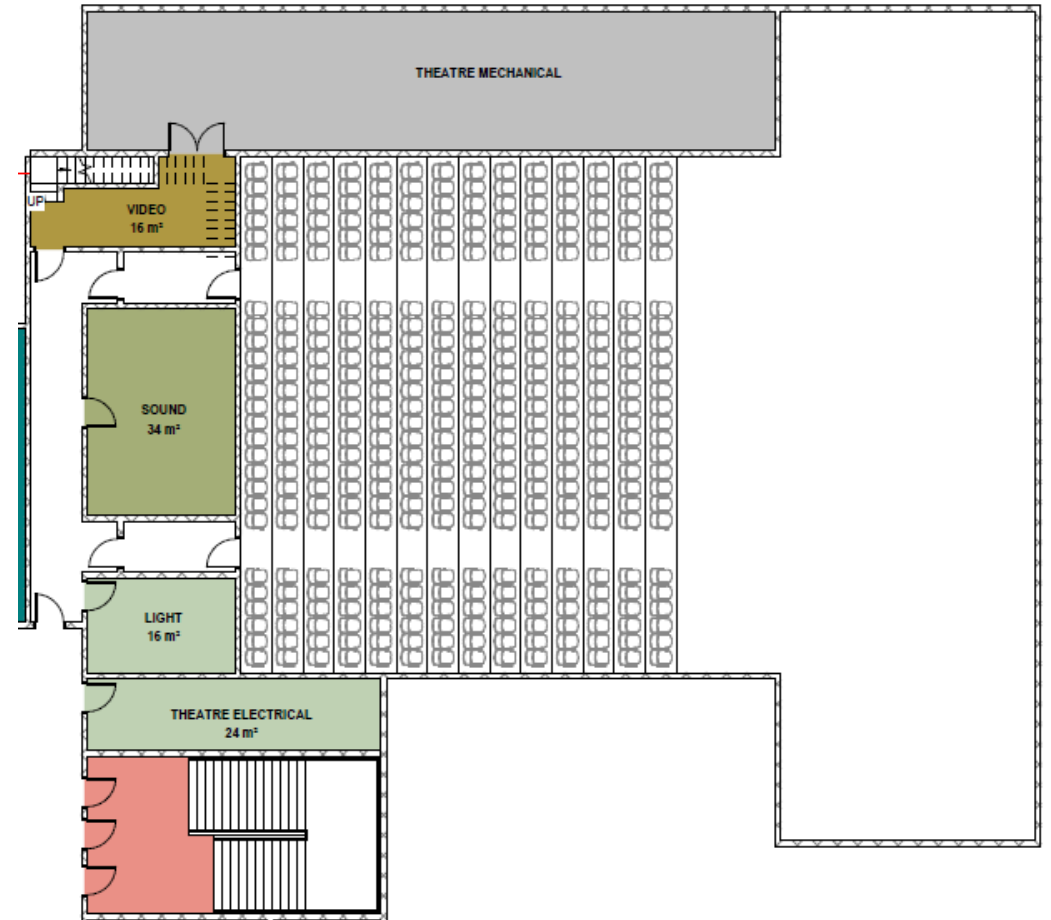
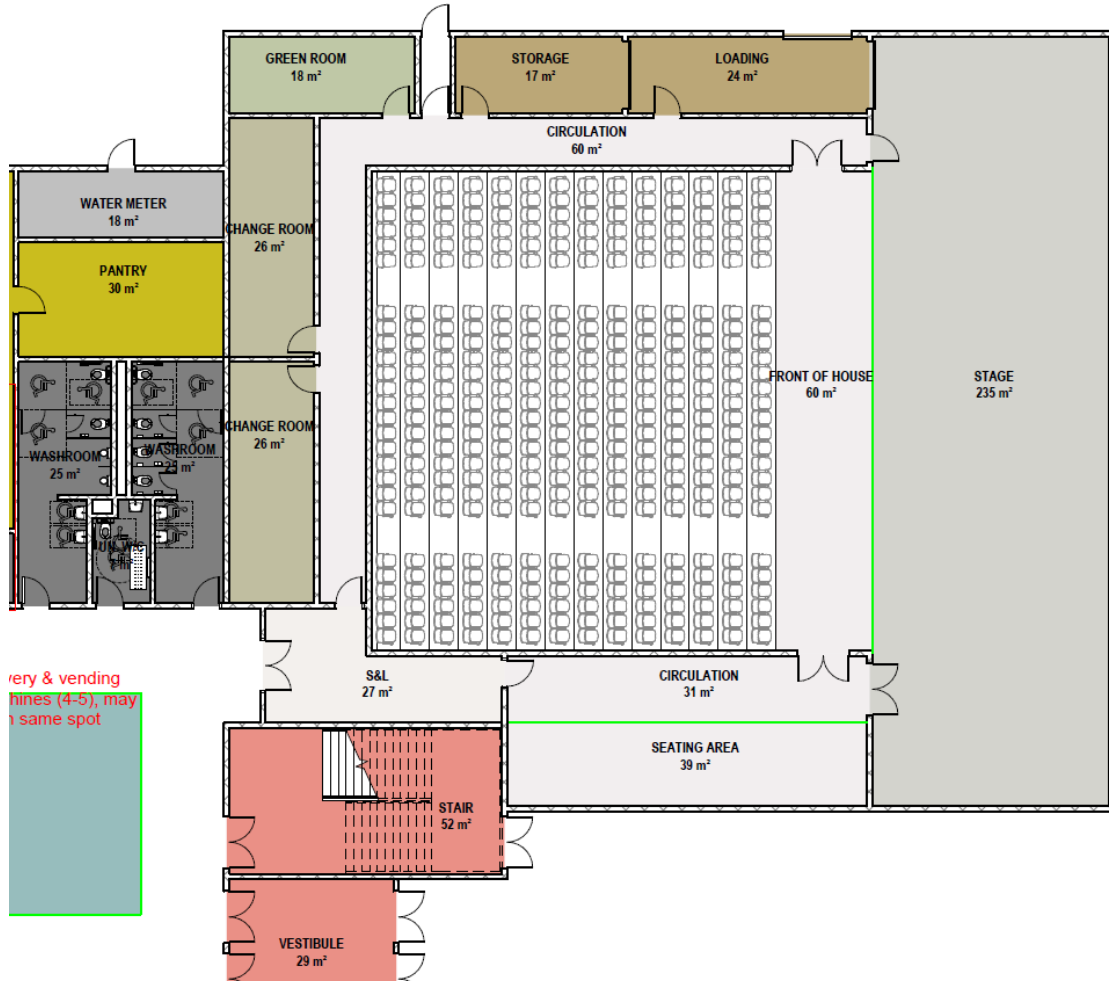
MOTION 25.C.113: That Council support the construction of a theatre at the new Wedderburn High School, with the addition of a loading dock, as recommended by members of the local arts and culture community, and budget amendments up to \$6.5M being brought forward for consideration by April 28, 2025.

MOTION 25.C.114: That approval be provided for the addition of a theatre at Wedderburn High School as an addition to the 2027 Capital Budget up to \$6.5M with funding sources of \$4.7M from Arts and Culture Reserve and \$1.8M from Reserves.

# Targeted Engagement

- Coordinated two in-person engagement sessions
- Invitations to members of the arts and culture community
- Purpose to determine need, potential usage, and gaps in concept
- Feedback received increased the scope (addition of loading bay and storage)
- Working with groups to understand their financial capacity to support the capital

# Conceptual Floor Plan





# Similar Theatre Concepts: St. John Paul High School, Grande Prairie Catholic School Board



# Partner Financial Contribution

Based on conceptual design including retractable seating, loading bay, storage, and amenity spaces. +/- 50% variance

	April 14	April 28	May 12
Construction Costs	\$7,035,000	\$6,627,089	\$7,617,318
Soft Costs	\$1,407,000	\$2,550,402	\$1,560,174
FF&E	n/a	\$750,000	\$750,000
Total	\$8,442,000	\$9,927,491	\$9,927,491
FSD Capital	-\$1,712,550	-\$1,712,550	-\$1,712,550
Requested Partner Capital Contribution	\$6,729,450	\$8,214,941	\$8,214,941

# Benefits of Partnership

- Synergies: parking lot, facility amenities, flex space
- Shared Utilities: site services, electrical
- Design Efficiencies: mobilization, building systems, monitoring services
- Long-term Maintenance: lifecycle management, sustained facility quality
- Alberta Infrastructure's estimated value of partnering = ~\$11M

# Project Risks & Possible Mitigations

Project Management

Provincial Bill 51 (list of clarification questions to Alberta Infrastructure)

Public-Private Partnership (P3) Model

Market Shifts

# Project Next Steps

1. Town of Okotoks Council Approval of budget/scope
2. On-going weekly meetings between the Town of Okotoks and Alberta Infrastructure
3. Statement of commitment between Town of Okotoks and Foothills School Division required to be executed by June 15, 2025
4. Partnership agreement between Foothills School Division and Alberta Education required to be executed by August 15, 2025

# Motion Proposed by Administration

That a recommendation be forwarded to Foothills County Council to consider partnering on a new community theatre asset. If there is interest in partnering, then guidance should be provided if the new theatre would be governed by the municipalities' current cost sharing agreement or other cost sharing principles.

Thank you.

Questions?

