

Work on the new headquarters building and co-location with the Western Irrigation District is progressing on schedule. In the past three months, key steps in the municipal planning process have been completed.

UPDATES

The Purchase for Sale Agreement was signed between Marigold and the Western Irrigation District (WID) in November. Marigold will be purchasing 50% of the joint facility parcel where the new Headquarters will be located.

The purchase of land is contingent upon subdivision and on the completion of a Development Agreement between Marigold and the WID, which is in progress. The Development Agreement will serve as a roadmap from the point of property purchase to the move-in date for the new facility and will include methods for decision-making, dispute resolution, finance management and more. Marigold's legal team, insurance advisor and auditors have been involved in the preparation of the Development Agreement.

On December 5, the Town of Strathmore approved third reading of the proposed Land Use Bylaw at the Public Hearing on December 5. No one spoke in opposition to the bylaw. The bylaw rezoned the joint facility parcel to Highway Commercial and the adjacent environmental reserve to Public Service District (park space). The facility parcel size indicated in the bylaw is estimated to be 5.4 acres, but this will be finalized when subdivision is complete.

The Town confirmed in January that the subdivision process will take approximately six months. Marigold and the WID have engaged CivicWorks Planning & Design to work with the Town on the subdivision of the facility parcel. CivicWorks is the urban planner that Marigold and the WID hired to complete the municipal planning process, open house and public engagement required to get the bylaw passed for the land use redesignation and rezoning. CivicWorks will complete the subdivision application, procure surveyors and other sub-contractors as required and prepare utility easements.

Marigold, the WID and CivicWorks met with Town planners on Friday, January 18 to learn more about the development process, discuss potential fees, clarify the responsibilities of each party and establish what other activities can be done concurrently to expedite development and building permits.

Marigold and the WID posted an RFP for Prime Consulting and Architectural Services on December 6 on the Alberta Purchasing Connection site. Bid packages received by the deadline of January 11 are being evaluated based on the proposed project costs and professional fees, the experience of the proposed project teams and the firms' project approach.

Media coverage has included a Strathmore Times article on December 14 about the approval by Town Council for land use re-designation and the joint use headquarters.

PROJECT HISTORY: Background information and details on past progress including previous issues of ReNews are available on the Marigold website at <http://marigold.ab.ca/new-building>