

JOINT FACILITY PROJECT HISTORY



Two years ago, Marigold received the green light from the provincial government for a \$3 million infrastructure grant towards a new headquarters facility – a welcomed infusion that complimented Marigold’s efforts to move forward with plans of a much-needed modern facility with greater capacity, up-to-date safety features, and additional space to carry out day-to-day activities.

Prior to the government’s decision, Marigold had enlisted the services of BRZ Partnership Architecture Inc. to conduct a feasibility study in early 2017 to determine space needs, building options, and costs for expanding the current Marigold Headquarters facility; a 9,650 sq. ft. space in a building originally constructed as an armory in 1953. The study acknowledged issues with occupational health and safety, organizational growth, inadequate space and workflow efficiency. This led the company to recommend acquiring property and building a new facility rather than expanding and modifying the current building or purchasing and renovating a different building.

During Marigold’s search for a vacant site, discussions emerged with the Western Irrigation District (WID) who own several parcels of undeveloped land in Strathmore. The WID and Marigold, two community-minded organizations, forged ahead with a joint-use headquarters building to share and co-own a building. The decision was finalized when the Marigold Board authorized proceeding with planning for a new headquarters facility and enter into the partnership with the WID, in August 2017.

The new headquarters will provide sufficient staging and workroom areas for shipping and receiving, adequate space for the IT department to manage supplies and hardware, safety for loading and unloading vehicles, more parking, better acoustics, larger bathrooms, and an increased capacity to host meetings and training events and to collaborate with community organizations.

Over the years, Marigold set aside \$3 million in reserves, received the \$3 million Alberta Infrastructure grant and managed to secure additional funding of up to \$2 million from Wheatland County.

Over the past year, CivicWorks Planning & Design – who was retained by Marigold and the WID to complete planning and design services for the undeveloped the WID land – presented a conceptual site plan to residents at an Open House at the Strathmore municipal building in September 2018.

In early December 2018, Strathmore’s council voted unanimously to rezone the parcel to Highway Commercial, allowing Marigold and the WID to move forward with a subdivision application. Shortly after, the tender for prime consulting and architectural services was posted. After a review of submissions in January and February, the contract was awarded to BRZ Partnership Architecture Inc. in early April.

Marigold and the WID have entered into a Purchase and Sale Agreement for half of the WID land and signed a Development Agreement. While discussions with the Town of Strathmore regarding the Development Permit application and future preliminary designs and site plans are ongoing, Marigold’s new headquarters facility is on schedule to meet its completion date of Fall 2020.

ReNEWs NEW BUILDING PLANS & PROGRESS

Issue 7 – April 2019



Work on the new headquarters building and co-location with the Western Irrigation District is progressing on schedule, with a focus now on detailed architectural designs and completion of subdivision with the Town of Strathmore.

UPDATES

Marigold and the Western Irrigation District (WID) negotiated and signed the Development Agreement and waiver of the Development Agreement condition for the Purchase and Sale Agreement on March 19. The Development Agreement is a condition within the Purchase and Sale Agreement between Marigold and the WID, which was signed in November, and serves as a guideline from the point of property purchase to the move-in date of the new facility. With the expertise of Marigold’s legal team, insurance advisor and auditors, the document provides information on decision-making methods, dispute resolution, finance management, insurance requirements, and record keeping.

At the end of February, the Marigold Executive and the WID moved forward with engaging BRZ Partnership Architecture Inc. for prime consulting and architecture services. A Canadian Standard Form of Contract for Architectural Services (RAIC6) was prepared between Marigold, the WID and BRZ Partnership Architecture. The contract was reviewed and approved by the Marigold Executive and the WID board and signed on April 11.

The parties have met with the Town of Strathmore and various Development Services Department representatives to discuss the development permit and the necessary next steps. Discussions with the town regarding the Development Permit application as well as site plans and preliminary designs, once created, are ongoing.

Marigold and the WID have also engaged CivicWorks Planning & Design – who were previously hired to complete the municipal planning process, open house and public engagement that was required for the passing of the bylaw for land-use re-designation and rezoning – to work with the Town of Strathmore on the subdivision of the facility parcel. CivicWorks will complete the subdivision application, procure surveyors and other sub-contractors as required and prepare utility easements. According to the town, the subdivision process will take approximately six months.

The project is currently in its pre-design and schematic design phase, with design development expected to commence at the beginning of May. Construction is scheduled to begin later this year to meet the proposed completion date of Fall 2020.

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>

New Headquarters Facility Timeline



What's next...

Detailed
Architectural
Designs

Development
Permit
application

Completion of
Subdivision with
the Town of
Strathmore

RFP for
Contractor and
tender

Shovels hit the
ground

**26 August
2017**

The Marigold Board voted to support the co-location and building of the new headquarters facility, following a year of planning and findings of a Feasibility Study.



**12 December
2017**

Discussions begin with Town of Strathmore for rezoning options, permits and timelines.



**17 October
2018**

Purchase and Sale Agreement for half of the parcel is approved.



January-March 2019

Marigold staff review space needs.



11 April 2019

Prime consulting services awarded to BRZ Partnership Architecture Inc.



Hank Brzezinski
BRZ architect



August 2017

Marigold proceeds with planning for new headquarters with the WID.



**April-
August 2018**

Joint Facility Committee, with representation from Marigold and the WID meets six times.

13 September 2018

CivicWorks Planning & Design, presents conceptual site plan to residents during the Open House at the Strathmore Municipal Building.



18 September 2018

Wheatland County approves loan of up to \$2 million.

5 December 2018

Town of Strathmore council vote to rezone the joint facility parcel to Highway Commercial.



19 March 2019

Marigold and the WID signed the Development Agreement.

