

NEW BUILDING



Work on the new headquarters building and co-location with the Western Irrigation District is progressing. Marigold Executive members have reviewed schematic design plans that Marigold staff have developed together with the Building Committee, Joint Facility Committee and architects over the past several months. Final approval for subdivision of the facility parcel with the Town of Strathmore is now pending.

PROJECT HISTORY: Background information and details on past progress, as well as previous issues of this publication, formerly titled ReNews, can be found on the Marigold website at www.marigold.ab.ca/projects-events/new-headquarters-building/the-project

Building Update

Issue 8

New Building— Plans and Progress

August 2019

In the Endzone

Marigold develops design plans to accommodate organizational needs and future growth

Marigold Executive members had the opportunity to review initial drawings for the new headquarters building on April 17, when BRZ Partnership Architecture Inc. discussed the process that led to their design decisions with members of the Marigold Executive and WID board.

Shortly afterwards, BRZ conducted a workflow tour of the current Marigold headquarters building on April 24 to outline required changes to the Marigold portion of the floor plan.

While the preliminary drawings served as a starting point for the detailed development for the site, floor plans and elevations, Marigold has spent the past four months working to finalize the designs.

Marigold and the WID have also met several times to review the schematic layout

of the facility's footprint, common areas, exterior traffic flow, finishes and other details. Both organizations have been prioritizing possible cost saving options without sacrificing on the building functionality. Marigold presented the draft plan to date to the Executive Committee at the July meeting, which was positively received.

By engaging an energy modelling consultant and structural, mechanical and electrical engineers, cost projections for the build will become more accurate and help identify areas with possible additional cost savings.

The schematic design and plans need to be completed before the Development Permit application can be submitted to the Town. The permit will follow the approval of subdivision and



Design Decisions: BRZ Partnership Architecture's Hank Brzezinski at the WID facility in Strathmore, where he presented preliminary drawings to Marigold and the WID on April 17.

the closing on the Purchase and Sale Agreement for Marigold's portion of the land. To prepare for subdivision, Bruce Thurber of BDT

Engineering completed a required geotechnical report for the facility site that outlines requirements for the build.

Subdivision Progress

Approval for subdivision is now pending with the Town of Strathmore.

On May 21, the subdivision application moved into the appeal period, where notices were sent to adjacent

landowners in the Glenwood community. The appeal period provided a chance for nearby landowners to voice any concerns related to the subdivision. The appeal period concluded on July 3.

Survey work done by Halma Thompson Land Surveys Ltd. was completed in early June. The survey was registered with the Calgary Land Titles Office and new lots were created.



Members from the Marigold Executive and WID Board as well as staff members from Marigold and WID attended a presentation made by BRZ Partnership Architecture on April 17.

PROJECT SCHEDULE

Higher costs associated with a winter build and considerations for the opportune time to bid for construction services resulted in the decision to tender for construction in January 2020. Accordingly, the bid process would take place in January with construction following in the spring. The completion date for the project is expected to be spring 2021.

On July 8, the Marigold Building Committee met with the WID General Manager David McAllister as well as Hank Brzezinski and Maricris Ussher from BRZ Partnership Architecture. During the meeting, the most current floor plans, elevations and sketches were presented to the committee. After discussions addressing ways to improve site accessibility, fire lane access, energy efficiency considerations, cost control and security options, the committee agreed the plans meet Marigold's organizational needs for future growth while keeping square footage for the build to a minimum.

JOINT FACILITY COMMITTEE

A meeting between the Joint Facility Committee and Hank Brzezinski from BRZ Partnership Architecture on July 12 addressed the adjusted project schedule and completion date. Marigold and the WID will be investigating and prioritizing initiatives for the project—such as funding for AV equipment and other major capital purchases—and opportunities for grants and partnerships.

*The Joint Facility Committee is made up of representatives from the Marigold and the WID boards, and was established in 2017. July 12, 2019 marked the committee's 11th meeting.

Schematic Design Phase

FINALIZATION OF SCHEMATIC DESIGN AND PLANS IN SEPTEMBER.

Subdivision Completion

SUBDIVISION IS PENDING WITH THE TOWN OF STRATHMORE. APPROVAL IS EXPECTED BY SEPTEMBER.

Development Permit

AFTER APPROVAL OF SUBDIVISION, A DEVELOPMENT PERMIT APPLICATION WILL BE SUBMITTED TO THE TOWN. A BUILDING PERMIT APPLICATION WILL FOLLOW.

Construction Tender Process

TENDER FOR CONTRACTOR WILL BE POSTED IN JANUARY 2020.

Site Clearing

FALL 2019

MARIGOLD STAFF REACTS

On July 18, after the Marigold Executive Committee approved the new facility design plans, Marigold staff reviewed the new building design and provided feedback.

