

NEW

HQ



The Joint Facility Committee met to discuss the cost projections, existing agreements, construction insurance coverage and more on November 7.

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 9

New Building— Plans and Progress

November 2019

Getting ready to close the deal

In late August, Marigold and the Western Irrigation District (WID) held several meetings to brainstorm areas of potential savings in the draft plans, while retaining and meeting the core needs of both organizations. This included outdoor spaces and landscaping, asphalt reduction, exterior finishing options and more. Both partners were satisfied with BRZ Partnership Architecture's progress on the revised draft plans for each wing, the common areas and exterior spaces. The Joint Facility Committee provided final approval of the draft plans in November, as a further step in submitting a Development Permit to the Town of Strathmore.

Subdivision and purchase of WID land

The purchase of half of the facility land parcel is nearly complete. Marigold received a copy of WID's Certificate of Title for the newly subdivided facility parcel, which was a condition of the Purchase and Sale Agreement. The leased signs on the property were removed and Marigold provided the final payment to Borden Ladner Gervais (BLG) in trust on October 28. Land titles will issue a new certificate to officially complete the purchase and that is expected to be completed in mid-November. The WID also finalized the Municipal Reserve designation with the Town of Strathmore, which is currently a wetland adjacent to the facility site.

Provincial Crown Corporation

Borden Ladner Gervais, Marigold's legal team, confirmed that Marigold is considered a provincial Crown corporation and falls under the New West Partnership Trade Agreement (NWPTA) procurement rules and exceptions for the purchase of goods and construction. NWPTA is an accord between the governments of B.C., Alberta, Saskatchewan and Manitoba and creates Canada's largest, barrier-free, interprovincial market. During a Building Committee meeting on November 4, Marigold's obligations for construction tenders as a provincial Crown corporation were discussed. Marigold staff was tasked to review existing agreements for the project to ensure consistency moving forward as construction tenders are prepared.

What's next?

Once Marigold and the WID give the green light, BRZ and the Town of Strathmore's planning department can move forward with the Development Permit and begin work on the town's Development Agreement. Next steps include tender for construction and work on operating agreements for the joint facility.

TIMELINE

1. DEVELOPMENT PERMIT
2. BUILDING PERMIT
3. GROUND-BREAKING CEREMONY
4. CONSTRUCTION TENDER PROCESS
5. SITE CLEARING
6. OPERATING AGREEMENTS

Committee Updates

BUILDING COMMITTEE

Cost sharing and site preparation for the project, which are based on the high-level cost estimates provided by BRZ Partnership Architecture, were discussed at Marigold's Building Committee meeting on August 29. The committee supported the staff approach in collaboratively working with the WID to find the most cost-effective and acceptable solutions for both parties and operations.

JOINT FACILITY COMMITTEE

The Joint Facility Committee met on November 7 to discuss the cost projections, existing agreements, construction insurance, timelines for the condo plan/registration and bylaws, operating agreements and more.