

**NEW**

# HQ



Breaking  
ground!

\*For site-clearing photo essay see back page

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



# Building Update

Issue 12

New HQ— Plans and Progress

## Making headway: Clearing



### Grant Funding

Marigold staff have identified facility components that would be suitable for seeking grant funding. Some unique areas and equipment for which funding may be available include: common area multipurpose spaces, AV and security, the shipping and receiving sortation system and much more.



### General Contractor

The Executive Committee approved Lear Construction Management Ltd on July 17 as the contractor for the new joint facility for Marigold and the WID.

\*See below for more details on the process and selection of the general contractor for this project.



### Building Permit

The Building Permit was approved and issued by the Town of Strathmore on August 13. BRZ Partnership Architecture confirmed the total square footage at 32,462 sq. ft. Marigold's area will be 15,034 sq. ft and the common area 5,586 sq. ft. The square footage of 20,215 coincides comfortably with the amount established in the Feasibility Study and approved by the Marigold Board in August 2017.

## Progression and development since Marigold's AGM

Over the past three months, Marigold and the Western Irrigation District (WID) had cause for much celebration. The approval of the Development Permit by the Town of Strathmore at the end of April opened the doors for much activity to follow. Marigold and WID were able to move forward with BRZ Partnership Architecture on the Building Permit, construction tender for a General Contractor and the Development Agreement with the town.

Marigold's Building Committee engaged in discussions about construction insurance and final cost estimates, which were in line with the cost projections presented last November by the architects.

Marigold staff were introduced to WID's new Executive Manager of Operations, Sean Mascaluk, during a meeting on April 30. Mascaluk will provide additional support for the WID on the project.

On May 6, Marigold staff met with BRZ's designer, Deanna Christensen, to review the interior elevation drawings and

millwork. Moving forward, finishings such as flooring and lighting will need to be finalized. Due to the current pandemic, existing furniture at the current headquarters has been moved to prep work spaces for social distancing and quarantine, which has allowed staff to finalize the list of what furniture can be repurposed in the new facility.

The Joint Facility Committee met on May 7. BRZ indicated there was a competitive market for the bids. As approved by the Marigold Board in November 2019, the WID will be completing some of the site works they are qualified to do. This includes stormwater management and irrigation—at fair market value. To protect both parties, an agreement will outline the WID's responsibility in completing the owner-provided work.

On June 26, Marigold and the WID discussed the Town Building Permit fee and water growth management fee requested by the town. On July 20, the WID excavators began site clearing. Project signage has been placed on the northeast corner of the site near the No Frills grocery store.

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August 2020

## the path for the new HQ



### Development Agreement

The Town of Strathmore presented Marigold and the WID with the Development Agreement in July. The document is a standard agreement to ensure fairness for all developers and consistency with construction processes.



### Site clearing

WID excavators began site clearing on July 20 to level and prepare the site. Marigold staff and board members, as well as WID staff, were present to document and informally celebrate the occasion.



### Save the date

Dignitaries and stakeholders are invited to a formal, socially-distanced ground-breaking ceremony on September 11. This celebration recognizes the significant start of a construction milestone, which so many people have worked towards for many years.

***“We are delighted that site clearing has begun, taking us one step further towards a new facility that will position Marigold to even more efficiently and effectively support the provision of public library service into the future.”***

*- Lynne Price*

*Marigold Director  
of Service Delivery and  
Project Coordinator*

## Shovel-ready project funding

On April 30, Marigold and WID staff met with representation from the Town of Strathmore and staff members from MLA Leela Aheer's office to discuss shovel-ready project funding. The information was later brought forward to the Joint Facility Committee members. After several discussions and much advocacy by Marigold CEO Michelle Toombs and board

members, MLA Aheer included the joint headquarters project as part of the constituency infrastructure funding requests.

Wheatland County passed a bylaw in 2019 assuring us that Marigold is able to access a loan of up to \$2 Million for construction costs related to the joint facility project.

## Selection of general contractor

The construction tender for the general contractor was posted on the Alberta Purchasing Connection website and distributed to the Calgary and Edmonton Construction Associations on June 3. Due to the pandemic, general contractors requested more time to obtain quotes from subtrades with everyone working remotely. BRZ Partnership Architecture discussed the bids with Marigold and WID on July 13 before meeting with the Joint Facility Committee to discuss the next steps. Marigold's Committee members brought forward the proposals and a recommendation to the Marigold Executive, which approved proceeding with Lear Construction Management Ltd on July 17.





Clearing the site:  
Getting ready for  
our new HQ

