



## 4.0 sample concept – farmers' market

### **Overview of Owner's Program** – as defined in RFP #909 & in Addendum No.1 for RFP #909

- **New Central Building** – the placement and size of the new structure shall not preclude parking by vendors at the market, and facilitate flow from the existing structures for people visiting the market.
- **Canopy Enclosures** – provide wind / weather shields for vendors. Solution shall be extremely durable and simple to maneuver.
- **Special Event Occupant Load** – between 150-200 maximum.
- **Public Restrooms** – desirable expand existing or add new.
- **Winter Vendors** – approximately 40 vendors.
- **Vendor Spaces** – approximately 5'x7' with some vendors using more than one space – average is 2-3 stalls. Standard 10'x10' tents are used in the parking lot and 5'x7' tents along sidewalk.
- **Budget** – approximately \$500,000.00 with a matching funding.

### **New Central Building** – see concept drawings

We see the New Central Building as being an all year, all weather gathering space for farmers, vendors, residents, visitors, weddings, musical performances and special events. Located in the open area of the existing parking lot along Fourth Avenue aligned with the existing vendor canopy, the design of the new central building draws back to the barn style architecture of the mid-west while at the same time serving as a modern front door for the Ann Arbor Farmer's Market.

The New Central Building becomes 'Alive' when it's opened up for use. Movable exterior panels will shift up or down to allow for the control of natural light and open or close the building. The design features wood, glass and steel with every inch of space and feature is designed to provide the highest function.

- **Building Construction** - *pre-engineered rigid steel frame with insulated metal exterior cladding over steel girts on the exterior walls and an insulated metal roof deck over steel purlins, with a sealed concrete floor slab. Approximately (2,400 S.F.) 30'wide x 80' long x 26' ridge height.*
- **Barn Style Sliding Doors** – *Insulated Metal Doors and barn style hardware.*
- **Gable End Clearstory Windows with Sun Shade** – *Owner's Option / Alternate.*
- **Roof Mounted Solar Panels** – *Owner's option / alternate.*
- **Rain Water Collection System** – *building roof gutters divert and store rain water in an on-site collection system for irrigation of 'live' plants, vegetables, etc.*
- **Public Restrooms** – *space provided on building interior for Men's and Women's Barrier Free Toilet Room.*
- **Site improvements** – *remove portion of existing asphalt paving and install drivable brick pavers as noted on drawing (adjacent to New Central Building) for outdoor special events.*

#### **Vendor Canopy Enclosures** – see concept drawings

The design for the new vendor canopy enclosures draws from the technology used for the side curtains on special event tents. We propose utilizing a similar system composed of water resistant side curtains. The water resistant side curtains are light weight, durable, and can be rolled up and stored under the canopy when not in use and released and anchored down when needed.

The side curtains would contain a concealed metal fastening cable at top and at bottom, with adjustable steel carabiners on each end, for mounting purposes. The new steel eyelet brackets will be welded at the top of each existing steel canopy frame, so that the side curtain can be anchored at top. New guard posts (with eyelet brackets) would be installed in line with the mounting brackets above, so that the side curtain can be anchored at the bottom. The guard posts also helps protect the existing steel canopy frames from being damaged by vehicles.

- **Canopy Side Curtains** – Water resistant, flexible fabric sides approximately 8' height x 18' wide, with concealed steel cable at top and at bottom. To be installed between each existing steel canopy frame as needed.
- **Guard Posts** – 4" diameter x 4' ht. steel guard post with frost foundation. To be installed on the centerline of each existing canopy column and hold flush with the existing roof edge above. Weld prefabricated metal eyelet brackets to guard post for mounting cable and side curtains.
- **Hardware** – provide adjustable steel carabiners to connect the side curtains with the eyelet brackets.

#### **Similar Past Projects & Work** - projects included under Section 6.0 Project Experience

- **The Monroe County Fair Grounds Exhibition Center**  
*The building utilized a pre-engineered manufactured metal building technology.*
- **Dundee Township Fire Station**  
*The building utilized a pre-engineered manufactured metal building technology.*
- **City of Monroe St. Mary's Bandshell Rehabilitation**  
*This work included building alterations to the existing Bandshell Canopy to accommodate special events.*
- **Loranger Square Pavilion for the City of Monroe**  
*This work required the architectural aesthetic to be in harmony with the historic context of its site.*

#### **Unknowns & Concerns** - conditions to be verified

- **Existing Topography**  
*A topography plan shall be prepared for the existing grades, sidewalks, pavement, building floor lines, etc.*
- **Existing Utilities**  
*Existing utilities should be field located and marked. Verify capacity of existing utilities.*
- **Soil Borings**  
*Soil Borings should be performed in area of new central building to determine bearing capacity.*





## Ann Arbor Farmers' Market

### New Central Building

- **Building Construction:** pre-engineered rigid steel frame with insulated metal exterior cladding over steel girts on the exterior walls and insulated metal roof deck over concrete floor slab. Approx. (2,400 S.F.) 30' wide x 80' long x 26' ridge ht.
- **Barn Style Sliding Doors:** insulated metal doors and barn style door hardware.
- **Gable End Clearstory Windows and Sun Shade:** Owner's option / alternate.
- **Rain Water Collection System:** roof gutters collect rain water in an on-site collection system for irrigation of vendor plants/vegetables, etc.
- **Public Restrooms:** space provided on building interior for Men's & Women's barrier free toilet room.
- **Site Improvements:** remove portion of existing asphalt paving and install brick pavers to accommodate vehicular traffic.

### Vendor Canopy Enclosures

- **Canopy Side Curtains:** water resistant, flexible fabric sides approximately 8' ht. x 18' wide, with concealed steel cable at top and bottom. To be installed between each existing steel canopy frame as needed.
- **Guard Posts:** 4" dia. x 4' ht. steel guard posts with frost foundation. To be installed on the centerline of each existing canopy column and hold flush with the existing roof edge above. Weld prefabricated metal eyelet brackets to guard post for mounting cable and side curtain.
- **Hardware:** provide adjustable steel carabiners to connect the side curtains with the eyelet brackets.

John D. Kohler Architects, P.C.

### Architectural Services for City of Ann Arbor Community Services Area | Parks & Recreation Services



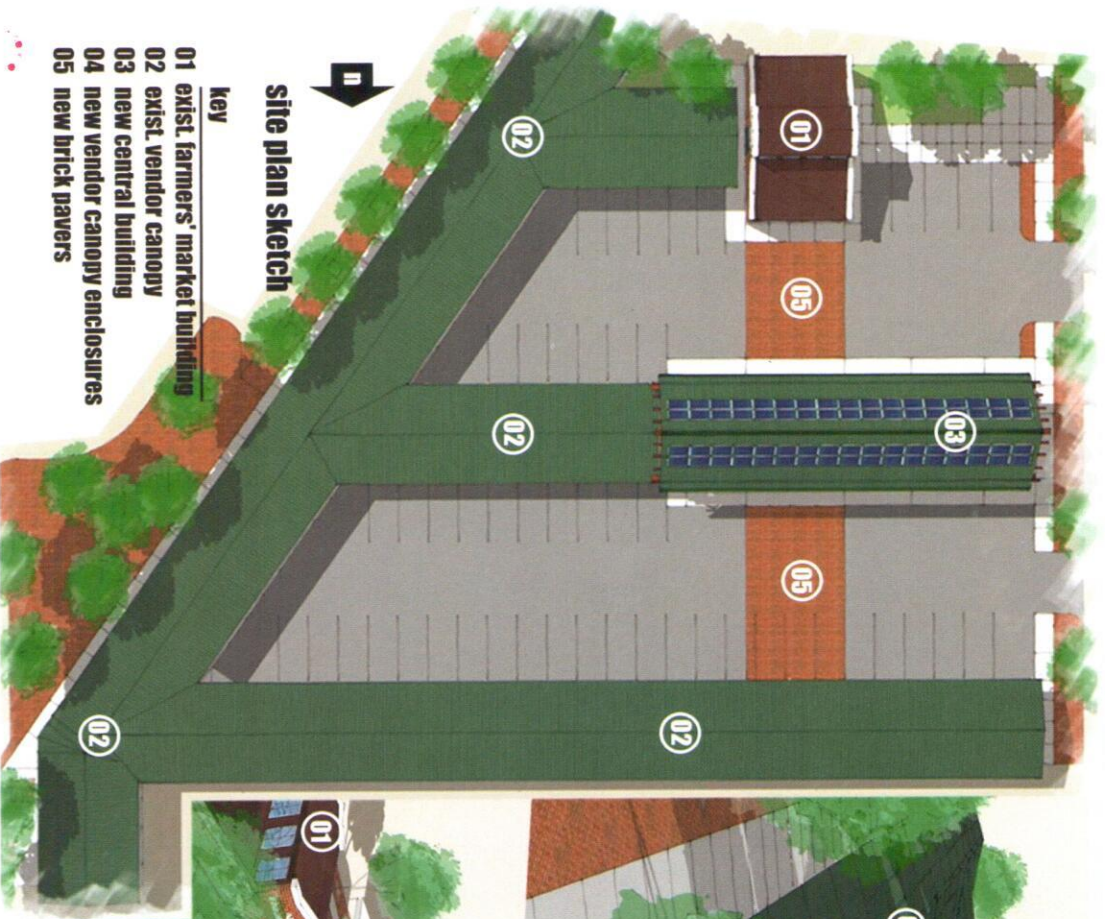


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## site plan sketch

### key

- 01 exist. farmers' market building
- 02 exist. vendor canopy
- 03 new central building
- 04 new vendor canopy enclosures
- 05 new brick pavers



perspective view looking south

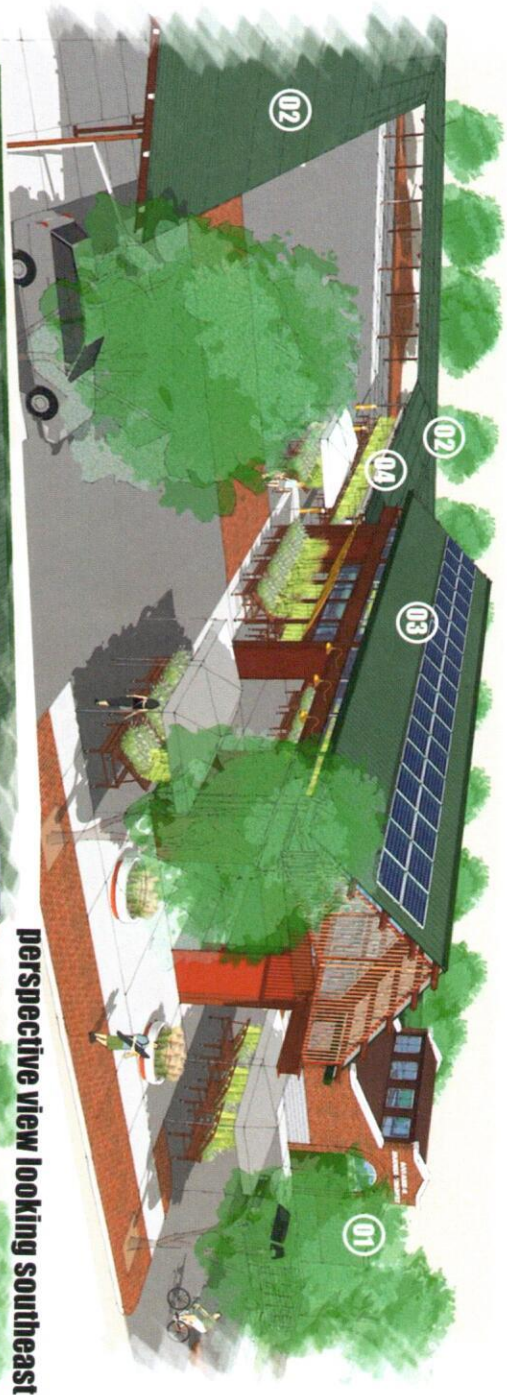


perspective view looking north



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perspective view looking southeast



perspective view looking north



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perspective view looking West

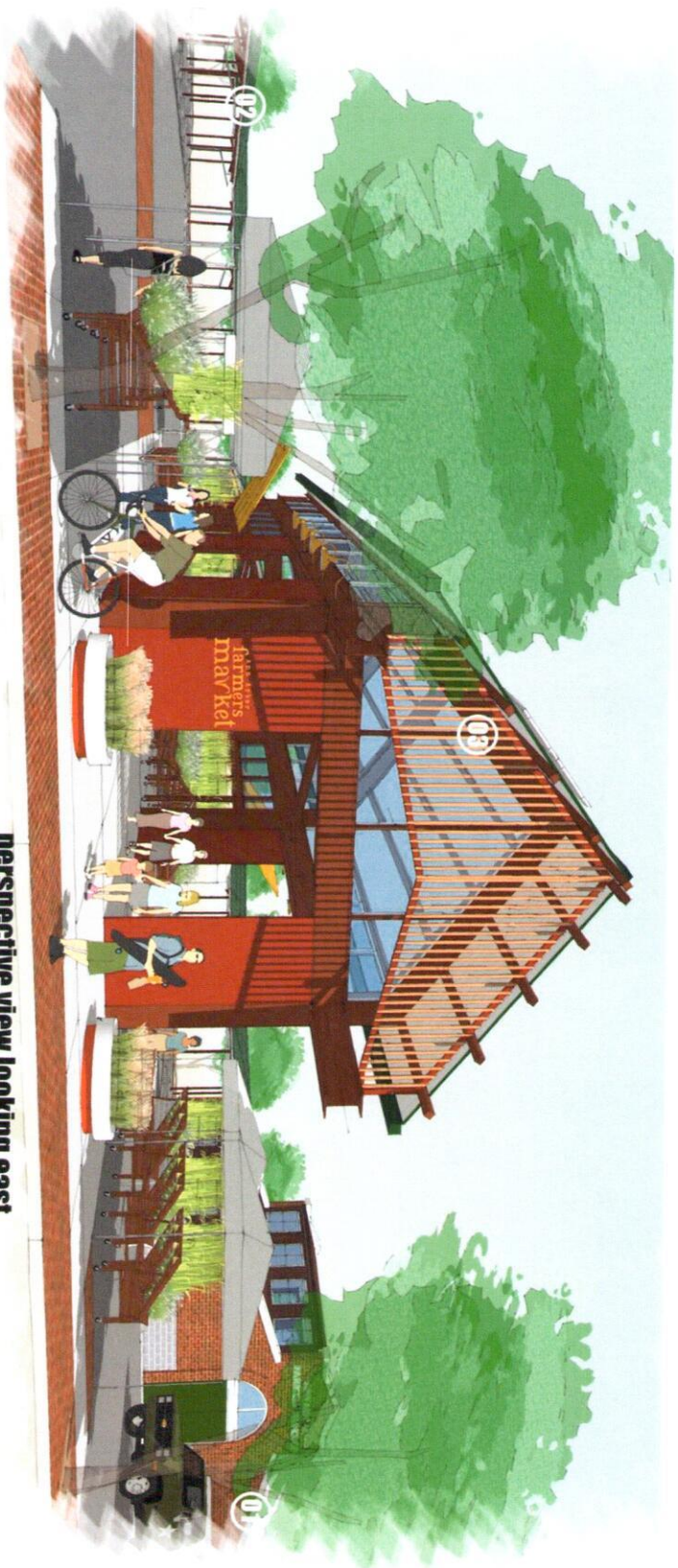


perspective view southwest



interior of canopy enclosure





perspective view looking east



perspective view looking northeast



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## Ann Arbor Farmers' Market

### OPPORTUNITIES

- Highly flexible | multi-purpose usable space
- Sustainable design features (*i.e.* solar panels and rain water collection system)
- Low maintenance and enduring materials
- Vandal resistant
- Continuity of design

### CHALLENGES

- Phasing
- Material storage and staging while in operation
- Public safety
- Site drainage | sloping site



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