

MEMORADUM

TO: Public Market Advisory Commission

FROM: Stephanie Willette, Farmers Market Manager

RE: Market Infrastructure Project Update – April 2016

DATE: April 12, 2016

Updated timeline

Bids were sent out Tuesday, April 11, and are due on Tuesday, May 9. Contract approval is anticipated by early July, with all materials including the pre-fabricated structure, to be purchased by mid-August. The anticipated start date for site construction is November 1, 2017, with completion of the structure by May 1, 2018 and of the site by June, 2018. A detailed schedule shall be submitted by the contractor immediately after the contract is approved. If these time requirements cannot be met, the Bidder must stipulate on Bid Form Section 3 - Time Alternate its schedule for performance of the work. Consideration will be given to time in evaluating bids.

Project recap

The Market Infrastructure Improvement Project site plan was approved by City Council in August and the construction contract was put out for bid in September 2016. Bids received significantly exceeded the cost estimate. A total project budget had been identified as \$875,000.00, comprised of various funding sources. The low bid for the construction portion of the project came in at almost \$1,200,000.00. Staff met with the low bidder to explore opportunities for lowering the contract amount while retaining the integrity of the project. While some progress was made, the total project budget for construction, design, contingency, and construction oversight resulted in a total project budget of approximately \$1,375,000.00, equating to a shortfall of approximately \$500,000.00 in funding. At the last update in November 2016, staff recommended delaying the project until additional funds could be secured.

Staff worked to identify additional funds to close this gap. The Public Market Advisory Commission supported the use of an additional \$100,000.00 from the market's available designated funds at their meeting in October. The Downtown Development Authority moved to approve a second grant to the Farmers Market Building project in the amount of \$200,000 to cover costs associate with parking lot renovations and storm water management at its meeting in March 2017.

The project's site plan is approved for a three-year period, and current funds for the project will remain available for when the project can begin. The Vendor Operations Advisory Committee will be convened in the interim period to continue to work through operational aspects of the project, including loading and unloading, vendor parking strategies and stall assignment procedures.

Parking lot repairs

Without the immediate construction of a new building, which would have included the complete resurfacing of the parking lot, Staff are working on identifying an interim plan for repairing the lot.

Prepared by: Stephanie Willette, Ann Arbor Farmers Market Manager

Reviewed by: Josh Landfeld, Parks and Recreation Services Deputy Manager