

Ann Arbor Farmers Market

Vendor Meeting Summary (Market Improvements Portion of the Meeting Only)

March 11, 2008

5:30 p.m.

Cobblestone Farm

38 individuals from the public attended the meeting.

1. Introductions

Jessica Black began the meeting by introducing Molly Notarianni as the new Market Manager. Molly then introduced Jeff Dehring as the City's landscape architect and project manager for the Market Improvements Project. Molly also introduced Gary Cooper of Cooper Design Inc. (CDI) and Christy Summers of Beckett & Raeder, Inc. (BRI) as the project consultants.

2. General Discussion about Market Improvements Project

Jeff Dehring began the discussion by stating that we were here to have a dialogue regarding the Council-approved market master plan of January 2006. He then explained that the City had hired the consultant team of BRI, CDI and Berbiglia & Associates for the implementation of the market master plan. Jeff indicated that the implementation will be executed in a manner that matches funding availability; thus, the work will be constructed in a phased approach.

Phase I will include painting, lighting (but not power distribution) and a public address system. Phase I will not include any structural change or shed modifications. As bids have been received for the construction work, Council may take action to award a construction contract on March 17.

Phase II will include site configuration modifications to parking lot circulation, elimination of the existing center shed, addition of a new shed in the sand lot, storm water management, and added landscaping to meet the City's Site Plan Approval requirements. This phase will require Site Plan Approval through the Planning Commission and, therefore, will afford another opportunity for public input. The goal for Phase II is implementation in fall of 2008 and spring of 2009, making attempts to minimize disruption to the vendors during peak market times.

Phase III will include the end shed pavilion adjacent to the sand lot fronting on Fourth Ave. The schedule for this phase will be based on funding availability.

Jeff pointed out that the City is looking for alternative funding sources including grants for the implementation of the market master plan. He has found that most currently available grants are for marketing purposes instead of capital improvements. However, the Downtown Development Authority will contribute some funding to the project. Jeff also mentioned that the City's Energy Office is seeking to add a photovoltaic (solar) panel to the south side of the north shed structure. This will be a demonstration project and the power generated will be used by the Market, with excess supplied to the DTE grid for credit.

Jeff completed the discussion by pointing out that the vendors and others must recognize that the market sheds and its adjacent site have other uses besides the market itself. The improvements project is intended to improve the functionality of all of these important uses.

*meeting summary***3. Questions and Answers**

Jeff then opened the discussion to audience questions and comments. Following is a summary of the questions posed and the responses given.

Why can Phase I not address power distribution? The existing electrical system is not sufficiently documented in the City archives. Phase I will allow the existing system circuitry to be mapped, affording proper design for the desired distribution in Phase II. This schedule will also allow the consultant team to determine the load needs and to coordinate with the solar project.

Is the solar shed a stand-alone shed? No. The photovoltaic panels will be placed on the south side of the existing northernmost shed structure – the one nearest Kerrytown. The material is similar to a very thick duct tape and will be affixed to the roof with an adhesive.

If there is excess energy available from the solar project, why not provide radiant heat in the existing shed structure? There will not be a great deal of excess energy. However, energy efficient heating may be added to the new structure(s) built in a future phase.

Will vendors still be able to keep their trucks on market day? Yes. The construction project is not intended to change such operational issues.

The electrical design does not make sense. The City has hired professional consultants to develop the proper electrical engineering of the system. While such comments will be reviewed by the consultant team, the details of the project are not being discussed here, but rather the overall project goals and scheduling, and how that will impact the vendors. Additionally, the City's Energy Office is considering other lighting sources, such as LED, for this project.

Why was the construction budget increased? Will future phases be underbudgeted? The original budget was prepared several years ago and required an increase to reflect current construction costs. The first phase bids came in under budget, which may reflect the current economic condition. The project phasing was established to ensure that future phases can be adequately funded.

Will the Phase I project interrupt the market? The Phase I project will not make structural changes to the market sheds, thus will not interrupt the market operation. Further, certain requirements were written into the contract documents to preclude interruption, barring unforeseen circumstances. These requirements include provisions for temporary lighting if the permanent lighting is not operational on market days, as well as limitations on contractor use of parking.

Has Phase II been approved by Council? Yes, as it is part of the overall master plan. However, each phase's construction contract will require Council approval.

If the north shed's roof will be removed and replaced as a part of the solar project, will it be missing on market days? No, as with Phase I certain provisions have been written into the construction contract documents. For the solar project, there is a requirement that they cannot remove more roof panels than can be replaced in the same day in order to avoid gaps in the roof on market days.

Some electrical plugs will be removed in Phase I in order to install the new lighting. This will create problems for some vendors. Unfortunately the existing circuitry does not have capacity to add lighting without removing some plugs. However only 2-3 plugs will be eliminated in Phase I. Phase II will provide a duplex receptacle at each vendor stall, and will upgrade the system's deficiencies as well.

meeting summary

Why does the market need a public address system? The public address system will allow for general and emergency announcements, which are currently accomplished by yelling and word-of-mouth with unsatisfactory results. Additionally, on non-market days and during events such as Trunk-a-palooza, music can be piped over the system.

After Phase II is implemented, can you drive around the center shed on market days? No, one can only drive around the center shed on non-market days. During market days, that space will be for pedestrians only and could even be vendor space. The establishment of those spaces as vendor space will be dependent on demand and as desired by the Market Commission and Market Manager, with input from the vendors.

The north shed has less lighting than the others. Will that be improved in Phase I? Yes. The north shed's existing lights are, indeed, spaced further apart than the other sheds. The Phase I improvements will provide an even level of lighting in each of the improved sheds. Additionally, the proposed lighting design places the new fluorescent fixtures over the market tables to provide better lighting where it is most critical. The design team attempted to address a number of criteria to improve the current lighting situation (footcandle levels, energy efficiency, color rendition, cold start temperature, etc.). The City's Energy Office is also looking at LED lighting options for the space.

The energy required to heat the office is greater than the energy required to light the sheds. Shouldn't this be looked at as a potential source of energy savings? Yes. The City's Energy Office is looking at options to reduce energy use for the building.

Will lighting be placed in the peak of the roof structure? No. The new lighting being proposed will be installed over each pair of adjacent vendor stalls (in general). A sketch of the concept was drawn to illustrate the idea.

What about night lighting and cloudy day lighting? The lighting design allows flexibility for only lighting certain circuits outside of market hours or on cloudy days when a lower level of lighting is needed to supplement daylight.

How will the existing lighting transition to new lighting during construction? As the consultant team's direction was to minimize disruption to the market operation, the contract documents require the construction contractor to work in small, manageable areas that can be completed quickly. Should the work not be completed prior to any given market day, temporary provisions will be put into place to allow market operations. As an example, temporary lighting or power may be required if permanent improvements are not in place on market day.

Will the middle shed structure be improved in Phase I? No. Because the middle shed structure will be removed in Phase II, the Phase I project will not make painting or lighting improvements to it.

Will the damaged gutters be addressed? Yes. Phase I will repair the damaged gutters on all but the middle shed structure.

There are two posts with rusted or missing bolts. Will these be addressed? Yes. While we were only aware of one post with rusted or missing bolts, we will revisit this issue and correct any posts with deficient connections to their foundations.

meeting summary

Are we adding storm water management so that a neighboring developer does not have to? No. The market site is essentially all impervious and must address its stormwater runoff just as any other project would.

Where will the storm water management system be located? Mostly underground, under the parking areas. We may also utilize certain features as rain barrels, cisterns and rain gardens to address storm water on a small scale.

The roof gutters need to be evaluated, especially at vendor site number 15. The consultant team will look into this isolated problem and any others that are brought to our attention.

If Phase II work is scheduled to begin in October 2008, excavation for the storm water management system will impact the market at a peak time. The construction sequencing will proceed in a manner that will least disrupt the market during peak times. Large scale excavations will be postponed to non-peak months and provisions for access will be made. Inconvenience will be likely despite the City's, consultant's and contractor's best attempts to avoid disruption. Thus, some level of give and take will be necessary to see the project to a successful completion.

Why can't the proposed middle shed extend to the existing shed to eliminate any "gap" in the shed structure? Because vehicular traffic will be able to drive through the "gap", any roof structure would need to be high enough to accommodate service vehicles, including stake trucks. The height of such a roof would not be congruent with the adjacent shed structures and would offer limited protection on rainy, windy days. This was discussed as a part of the master plan development and a connected roof was ultimately decided against.

Will vendors be displaced as a result of these projects? Overall the project will result in a gain in vendor spaces. No vendors will be displaced (i.e., losing your place to sell goods), but may instead be relocated. The method for reassigning relocated vendors has not yet been determined.

Can the "gap" area between the old and new shed structures be filled with vendor spaces on market days? Yes, if there is demand for these spaces, as determined by the Market Commission and Market Manager, with input from the vendors. Whether or not these spaces are permanent is part of a bigger policy decision.

How can the gutters be reinforced? Unfortunately, there is not a good way to reinforce the gutters as even reinforced gutters would be damaged by vehicles. The current light sheet metal material is more cost effective to repair than a reinforced material.

The above is submitted as a summary of the subjects discussed and items agreed upon by the parties present at the meeting. Please direct any errors or omissions to the undersigned.

Prepared by:

Beckett & Raeder, Inc.

Christy Summers, Project Manager

Principal