

## **Market Renovation Project Status, Costs, and Schedule**

While progress on the Market renovations has experienced some challenges in actual construction implementation, planning work on the project continues. Initial costs for the Market renovations were estimated at \$947,500, based on the 2005 approved conceptual plans. Recent estimates prepared by Beckett & Reader, Inc. (BRI), identified that the project construction costs would be roughly \$1,520,000. Total funding currently allocated for the Market renovation project is \$891,000.

Due to the current funding shortfall, staff has worked with BRI to identify a three-phased approach to implement the renovations. The first phase will focus on upgrades to existing shed structures, addressing several of the maintenance issues that have been deferred for years. Phase 2, which is anticipated to begin fall of 2008 will involve the major site reconfiguration work and includes design elements required for Site Plan approval. The third phase will concentrate on construction of a new pavilion located along the Fourth Avenue frontage and is subject to availability of funding.

Throughout early 2008, Parks staff and the BRI team will coordinate with Dave Konkle on the Solar project installation as it interfaces with the Phase 1 work elements. Staff will also meet with the Market Advisory Commission and vendors in January/February 2008 to coordinate continued Market function strategies through the spring and fall construction work. It is our goal to keep impacts to the Market operation at a minimum.

A summary of the proposed phasing for the Market renovation is provided below:

### **Proposed Market Renovation Schedule**

#### *Initial Work Phases, 1 and 2:*

Estimated Cost: \$877,500+/- (not including General Conditions, Design, or Construction Contingencies)

#### Phase 1 Project Elements:

- Paint existing shed roofs and framing structure
- Electrical and Lighting upgrades
- Public address system

#### Phase 1 Tentative Schedule:

January 2008	Prepare Contract Bid Documents
Late January	Solicit Bids
Mid-February	Bid Opening
End February	Award Bid
Mid-March	Begin Construction
Early-May	Majority of Construction Complete
Mid-June 2008	Construction Work Complete

#### Phase 2 Project Elements:

- Preparation of Final Design Details and Site Plan Documents
- Reconfiguration of parking lot and site circulation
- Site Infrastructure renovation (storm water management system, walkways)
- Removal of the existing center shed and aisle. Modify remaining existing shed structure.
- Construct new center shed structure for vendors
- Landscaping

#### Phase 2 Tentative Schedules:

March 2008	Prepare Final Design and Site Plan Submittal Documents
April	Present Plans to PAC and Market Advisory Commission
Early-May	Submit Site Plan Application
Mid-May	Planning Commission Review/Approval
Mid-June	City Council Approval of Project
Late June/1 <sup>st</sup> July	Advertise for Construction Bid
Early August	Award Construction Contract
October 2008	Begin Site Construction/Demolition
May 2009	Majority of Construction Complete
June/July 2009	Phase 2 Complete

**Phase 3:**

Estimated Cost: \$400,000+/- (includes Contingencies)

Timeline: As funding is secured

- Pavilion structure at the Fourth Avenue frontage
- Miscellaneous Site work

**Solar Project Interface**

In conjunction with the Market project work, the northerly shed structure adjacent to Kerrytown will receive new roof materials and solar panels. Dave Konkle in the city's Energy Office is overseeing this project. We have recently identified that the solar panels and roof sheeting replacement work can be executed during the initial construction for Phase I of the Market renovations.

Dave Konkle has provided us the following proposed schedule for implementing the Solar Project portion:

- February 2008 - Prepare and advertise RFP for the Solar Project construction work.
- March 2008 - Award of construction contract and order solar panels
- Spring/Summer - Installation pending the manufacturer's production and shipping of the solar collectors.

The Solar Project could be operational as early as July, with a late Summer/early Fall completion contingency.

