

Farmers' Market Building Renewal Project

Project Definition

The Farmers' Market building requires significant renovation work to prepare it for a new tenant. This renovation project is viewed as having three distinct phases:

- i) General repairs due to the age of the building, wear and tear as a public building, inferior work done by the previous occupant, uneven floors, outdated washroom facilities, HVAC needs, and a leaky roof;
- ii) Building improvements and upgrades to meet the higher demands of the new use, as well as construction of the tenant spaces; and
- iii) Tenant fit-outs by the new lease holder to prepare the tenant spaces for the vendors, the costs of which will be borne by the leaseholder.

The City's project team has estimated the total cost of the project is between \$1.25 million and \$1.5 million. This estimate does not include the roof replacement, which was completed in May 2021. The roof of the building was two roofs, one built otop of the original roof which led to condensation and leaking issues. The City demolished both roofs and installed a new, fully insulated roof with skylights at a cost of approximately \$800,000. With the roof replacement project completed, the renovation project will now shift to the interior of the building to prepare it for the new tenant.

Scope and Budget (Program Ask and How City Portion is Funded)

The Administration estimates the project to cost between \$1.25 million and \$1.5 million.

Evaluation Criteria Alignment

This project demonstrates alignment with the funding application as follows:

Project Rationale Meets One of the Project Priorities (choose one or more)

Revitalize Downtown Core and Main Streets

- This project will help to revitalize the River Landing and Riversdale Business Improvement District areas in the south Downtown area of the city.

Reinvent Outdoor Spaces

- The Farmers' Market Building involves the redevelopment of the interior of the building; however, the site also includes an outdoor Market Square which will provide a seasonal farmers' market in conjunction with the interior farmers' market. This work will also lead to an outdoor winter/Christmas market on the outdoor space associated with this building.

Create Green Infrastructure

- The Farmers' Market Building was originally constructed in 1939 and was used as the administrative offices and shop space for the City's Electrical Department until 1990. The building was renovated in 2006, and in 2021 the roof was replaced with an insulated roof with skylights. The building will be further renovated rather than being demolished and rebuilt.

Increase the Accessibility of Community Spaces

- The completed project will become a key gathering place for the community. There are plans to develop spaces within the building that could be used for classes, with some programming geared towards area schools.

Outcomes

Briefly describe the socio-economic benefits associated with this project.

- This project will provide an economic benefit to the community by providing opportunities for farmers' market vendors as well as small-independent food related businesses to sell their products. The proponent will also operate some space as a business incubator to help people start food-related businesses and gain practical experience in food related industries. The Farmers' Market Building is adjacent to the Riversdale Business Improvement District and will contribute to the overall diversity of the business district.

Does the project promote environmental benefits?

- One key environmental benefit is to renovate the building rather than demolish the building. The roof has already been replaced with a fully insulated roof with skylights to reduce the need for artificial lighting. The exterior walls will be insulated, and energy efficient fixtures will be installed throughout the building, including the washroom facilities which will be converted to a gender-neutral format. The building will undergo a RETScreen assessment, and efforts will be made to provide environmentally sustainable construction materials and practises.

Does the project allow more people to use the space?

- The building is currently closed, however, under the previous use, the building was only used up to twice a week year-round. Under the new management, the building will operate a minimum of six days a week year-round, and additional uses are planned for the outdoor space as well.

Project Readiness

Provides a responsible budget including clear costing, procurement decisions and equity considerations. Demonstrates the project can be completed in realistic timelines.

Project Timeline (proposed start date and end date)

- The Administration estimates the project to cost between \$1.25 and \$1.5 million. And of this total it is estimated that \$300,000 to \$500,000 could be covered by the Civic Buildings Comprehensive Maintenance Reserve (CBCM). The final amount will be based on final design work. The City will hire an external architect through a public RFP process to provide the design details and cost out the work. It is anticipated that the design and cost estimate will be finalized by October 2021. The construction drawings will be completed by the end of November 2021. A public RFP to hire a contractor for the interior work will be released in December 2021 and will hire the contractor in January 2022. Work is expected to begin before March 2022 and be completed by June 1, 2022.

Can the project be completed by March 31, 2023?

- Yes, the project will be completed by June 2022.

Has there been any community or stakeholder engagement on the project?

- There was a public RFP to select the proponent who will manage the Farmers' Market Building as a food hub with a farmers' market component promoting local products. The proponent will also manage the outdoor seasonal farmers' market. A public RFP process will also be used to secure the architect to provide the detailed design work and create the construction drawings and will be used to secure the contractor to build the space. Public reports about the project have been provided to City Council, and additional reports are planned. The City also has a webpage dedicated to the project, and significant media attention has been afforded to this project.