



HONEST WEIGHT FOOD CO-OP
484 CENTRAL AVE • ALBANY NY

Building for the Future



What we agreed to look for in a site:

- Central Ave. corridor
- 2.5+ acres, 25+ sf bldg
- Close to highway
- Delivery by semi trucks
- Access - whether by car, bike, walk, bus
- Affordable \$\$\$
- Own the land we invest in and rebuild on
- Solid, green facility
- Operational efficiency - Wider aisles, loading docks, more of each product out for sale, larger café
- Educational space for classes, workshops, lectures

What Do We Want? (Opportunities)

- A store spacious enough to accommodate our growing community, with sufficient circulation space, but not “too large”. The Strategic Planning Committee recommended 25-30K sf.
- Space designed to function efficiently as a grocery store while also being energy efficient and environmentally sound (green)
- A welcoming and healthy environment to shop, commune and work in (green)
- Improved cost control over overhead (rent/mortgage & utilities) for long-range sustainability
- A plan that is fiscally responsible
- A design that delivers value over time (minimum 10-15 years +)

Images from Discovery Retreat



Honest Weight Food Co-op

02.05.08 • Selected & Proposed Imagery

How did we get here? What's the rush? (Threats)

Our opportunity window may be closing:

- Lease (low rent) at 484 Central Ave runs out June 2011
- paying a market rent thereafter will seriously limit our cash position
- business cycle in our current location has hit maturity stage
- Fuel costs, as we all know are escalating, aren't expected to ease
- Competition is likely to increase over next five years
- waiting defers opportunities to serve our market - the demand is increasing now

Timeframe to secure and develop a site is long

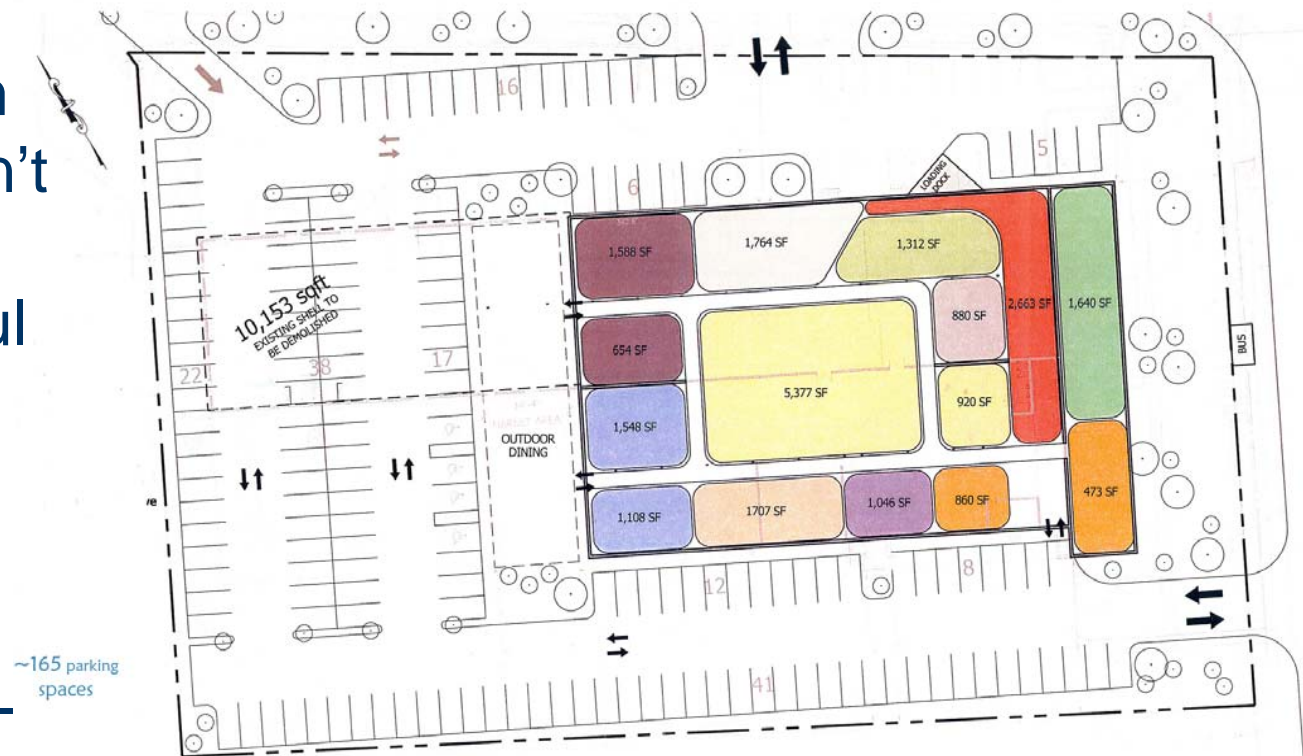
We looked for 4+ years before settling on this one. To develop a site once secured is ~18-24 months. To start over now, this would leave us only a year or so to find that "perfect location"

Initial assessment of 100 Wvlt...

- Great Location (+)
- Affordable, Priced lower than Appraisal, positive cash flow with current tenants
- Simple concrete building (+)
Not fancy, similar to what we are in now
Better shape (more square & more sound)
- 2.8 acres should be big enough for parking (+)
- Limited natural light (-)
- Renovation looked promising...

Siting of building isn't ideal

- Distance from perimeter doesn't really maximize parking or useful greenspace
- Building sprawls
- 165 spaces +/-

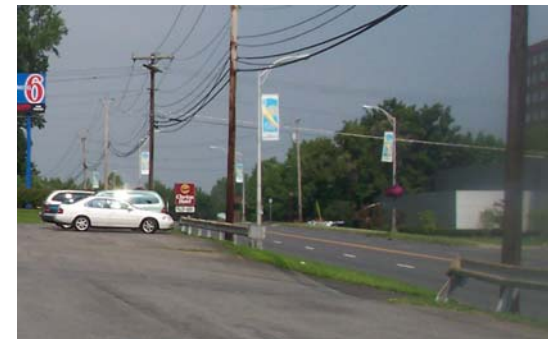


Honest Weight Food Co-op

03.04.2008 • Concept Design - Existing Building - Scale: 1/32"=1'-0"

Slope issues - leveling off recommended

- Change in elevation is 4' +/- from NW corner to SE corner
- Steep elevation at existing curb cuts on north face aren't ideal



Reality Check - Renovation means we still remove, modify or replace majority of the building

- Demolish the 10K sf rectangle that juts out
- Selective Demolition = labor intensive = \$\$\$\$
- 1 interior load-bearing wall to be replaced w/columns
- > 50% of slab gutted for trenches, new footings
- Inadequate structural support for a second story (mezzanine), skylights, green roof, PV panels
- must replace roof deck
- Utilities services and mechanical systems all need to be replaced

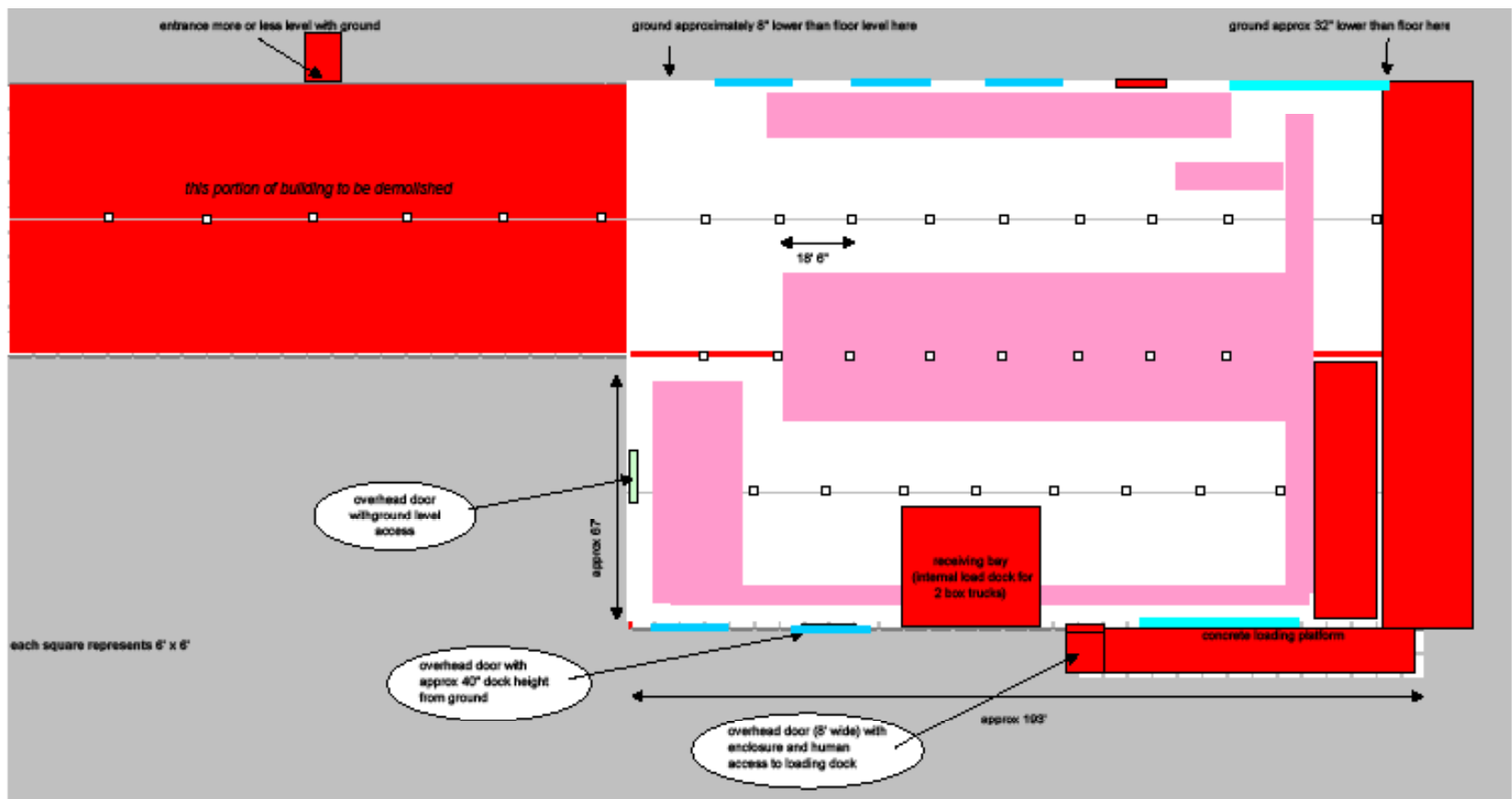
Selective Demolition (a rough guide)

red = demo

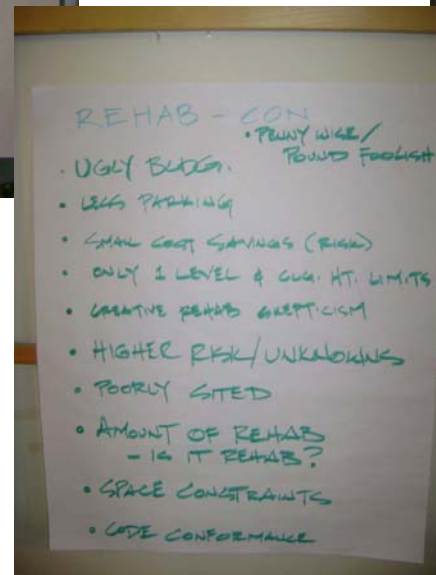
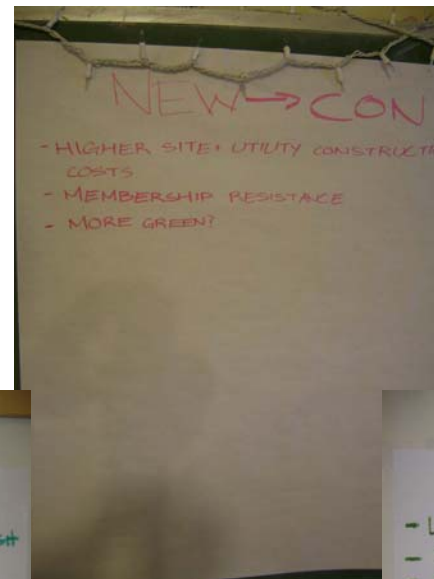
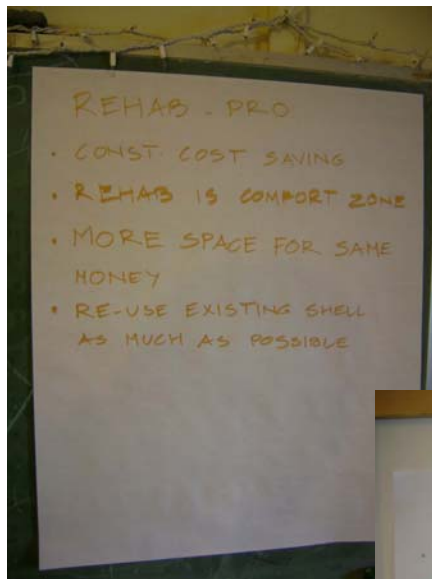
pink = trenching

blue = windows added

white = what remains +/-



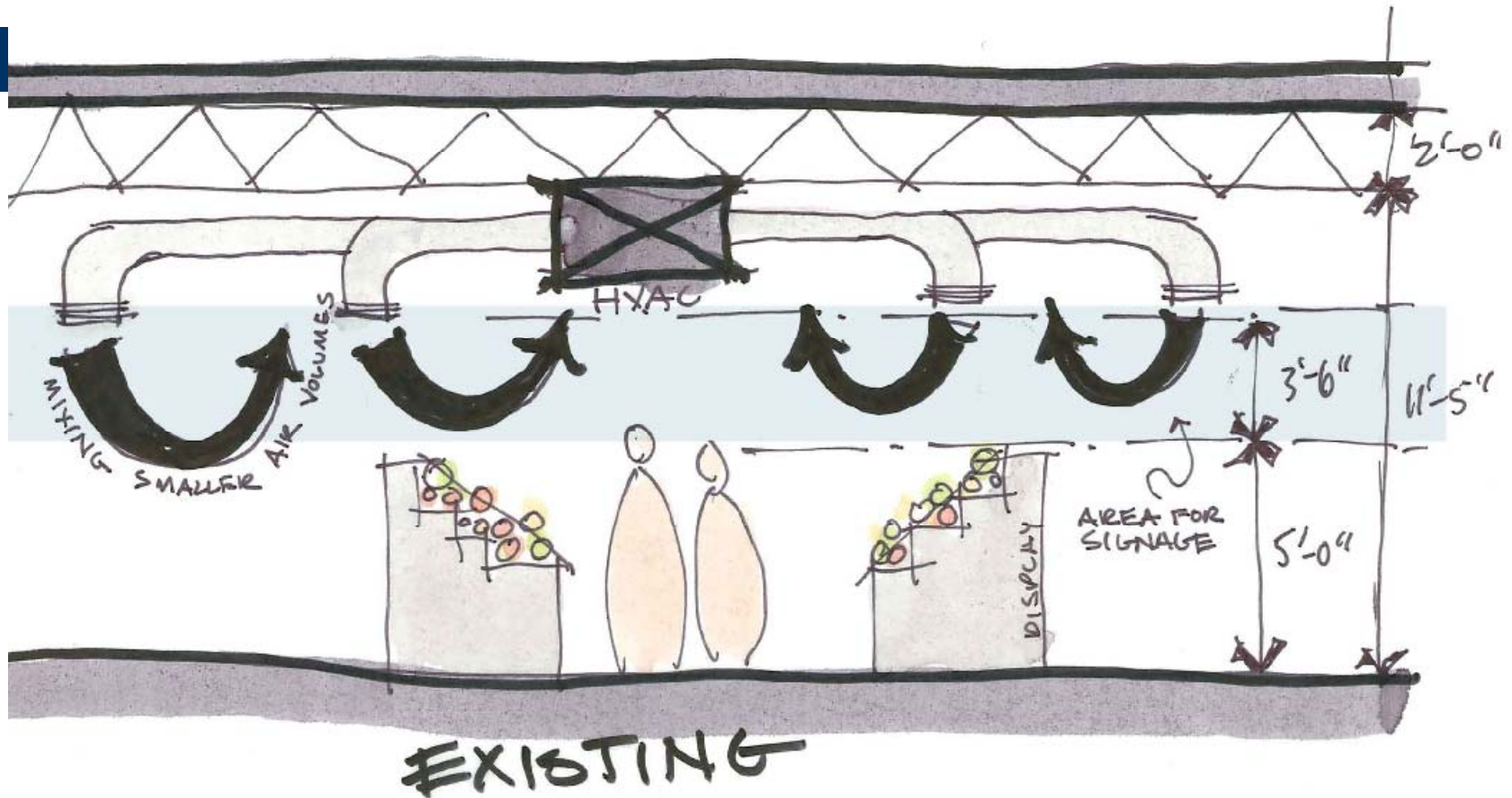
A Clarification Exercise



Other challenges to adapt the building to be a grocery store

- Column spacing could limit design options
- Minimal daylight as is
- Limited to one story
- Ceiling heights are LOW:
 - 11' 8' to bottom of trusses
 - ductwork must go below, leaving only 8' 6" below HVAC (comparable to current café ceiling)
 - feels cramped, no room for overhead signage
 - poor air circulation affects Indoor Air Quality

Ceiling height inhibits air circulation, signs, headroom, relaxing comfortable atmosphere



Demolition - Reuse, Recycle

- Almost all of the materials generated by demolition will be reused or recycled:
 - Concrete - crushed on site and used as fill or trucked off for crushing/reuse
 - Steel will all be gladly reclaimed
 - Asphalt can be melted on site and converted to porous pavement
 - Drop ceiling panels etc donate to non-profits

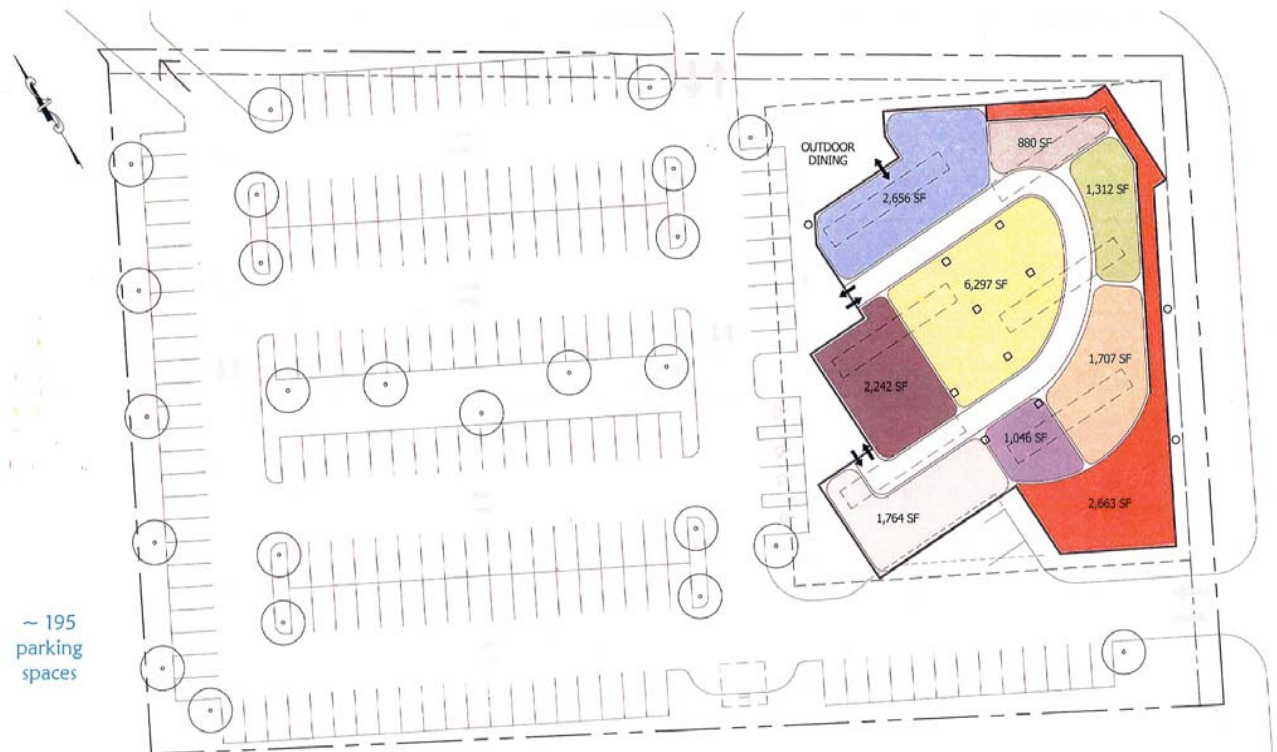
Build to suit - Advantages

Site Flexibility offers strategic advantages

- Design what we need to serve mission, succeed
- Can have mezzanine for compact footprint, allows for more parking or greenspace
- Ceiling heights optimized for human beings
- Flexibility to phase construction if needed
- Regrading of entire site for improved access, use & maintenance, minimize storm-water runoff
- Better receiving configuration possible

Maximizing the site - Build New

- Draft design situates bldg in corner
- Compact footprint w mezzanine
- 195 parking spaces +/-



~ 195 parking spaces

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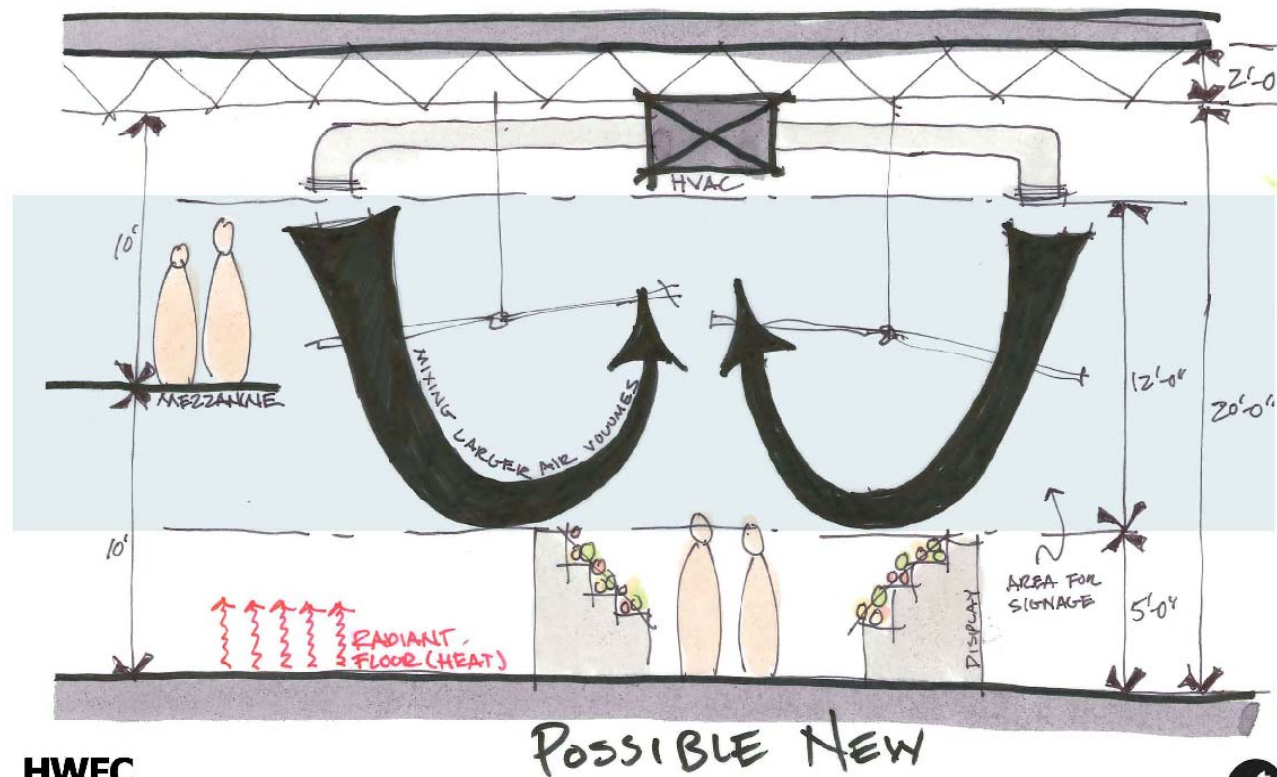
03.04.2008 • Concept Design - New Building - Scale: 1/32"=1'-0"

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starhite.com

Design to embody co-op values: health, sustainability, community

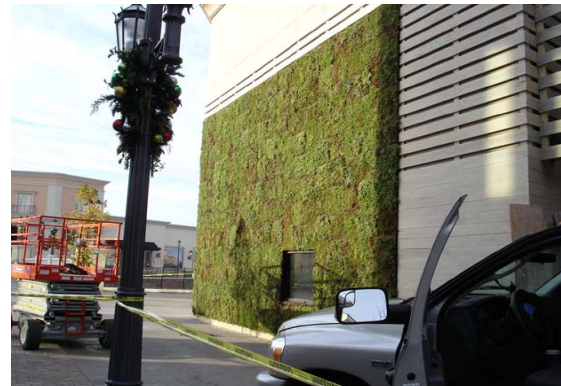
- Right-sized for air circulation and indoor air quality
- Spacious feel
- Daylight
- Mezzanine for space efficiency



HWFC

5/12/08 • Height Diagram - New Construction

Maybe even make it funky?



We knew you'd want to know ...

How much \$\$?

- Initial comparison estimates we asked for were for standard retail construction: would function as a store, flat roof, standard mechanical systems, standard materials
- These estimates showed we would save a small percentage per square foot by renovating,
- But *our* recommendation is...

Value doesn't hold up for rehab

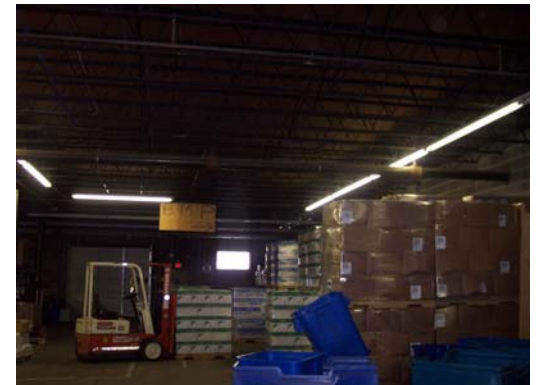
Adding in the things that we want to do to make the building healthy and special requires significantly more demo and new construction and the savings differential diminishes:

- Mezzanine would require new footings there
- Daylighting - new footings to support skylights
- All structural elements we keep must be thoroughly tested, more change orders likely (adds \$\$)
- Energy performance over time less predictable

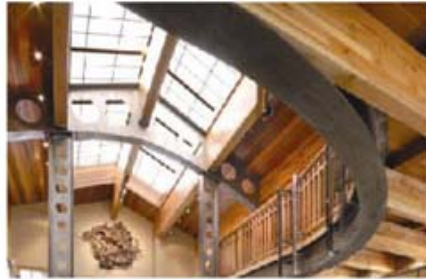
Cost Comparison

- Whether renovating or rebuilding, construction estimates are coming in between \$ 4.5 million and \$5.5 million
- Best case scenario (low ball, lowest common denominator building) for renovation would only save a small percentage over build to suit
- For this we get a building that functions as a store but isn't very green, little daylight, isn't expandable (without rebuilding)

100 Watervliet Avenue now...



Consider Honest Weight's future...



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Summary -

Facilities recommendation to Membership

We are ready to embark on the design phase

Commissioning two designs (renovate and build to suit) is more expensive than choosing one path

We don't believe it is fiscally responsible to renovate 100 Watervliet Ave

We are asking the Membership to support this approach to the ***Design.***