

## ENVIRONMENT



The retail space chosen was operating as a community food store until 2005, which will make the renovations easier and faster. TCFC will continue to do business as "Pioneer Food Market". The atmosphere in the market will be bright and comfortable, providing a welcoming space that is conducive to socializing among a broad spectrum of community members. The store design will be well organized and efficient with warm textures and an abundance of natural light.

The goal is to design and operate the Co-op in a manner that adds genuine value to the community. The objective is to contribute to both economic and environmental sustainability in all that is undertaken and to function as a model for future development in the region. An important element of this enterprise is to provide ongoing education for employees, customers and the community at large.

The majority of the refrigerated display cases will be purchased 'used' and 'refurbished to order' to create a consistent look throughout the store. Compressors for the refrigeration will be purchased new and energy-saving equipment will be employed whenever monetarily possible. The Co-op will identify all incentive programs that are being run through the State of New York, the local utility company, and the refrigeration industry to bring expertise and resources to conservation opportunities throughout the initial start up and in ongoing operations.

The building's owner has commissioned a full building conditions report from Troy Architectural Program (TAP) that states that the building is in excellent condition.<sup>16</sup> A new roof was installed April 2007 with 2 layers of insulation where none previously existed. An energy-efficient HVAC system has been installed with consultation and support from the New York State Energy and Research Authority.

TCFC has contracted with PlanB, an award-winning design company based out of Tolland, CT. They will plan the layout (including lighting and mechanicals) and oversee renovations. The Co-op will be investing significant funds in its facility and equipment to create both an exceptional shopping environment and an efficient workspace. In today's competitive atmosphere, if customers see an unprofessional environment, they will not be inspired to spend time at the store or to support the cooperative's efforts no matter how committed they are to our "values".

<sup>16</sup> See Attachment 8