

Repair and
Update our
Building to
Secure the
Future





Strategic Plan includes the desire for a master building plan which takes into account a variety of long-term building needs

Building and store needs
include...

Major Repairs

New siding

Safer stairwell to the 2nd
floor

Front entryway
improvements

Store floor resurfacing

Replacement of original
windows

Electrical and Plumbing
code upgrades



Lack of Space

Limited Back stock Shelving – inefficient inventory management

Insufficient workspace for staff

Lack of shelf space to expand offerings (like more “Co-op Basics” of low cost, stable foods)



Lack of Accessibility

Internal layout is not wheelchair accessible

No elevator to the 2nd floor

Existing Stairwell is challenging for anyone with mobility concerns



Congested Layout

Narrow store aisles only accommodate one small shopping cart – leaving most to limited to what they can carry in a basket

Front entryway and register area are congested

Less congestion =
More Welcoming to
our Neighbors!



Build

One-story expansion of approximately 600-700 square feet

Remodel

Remodel existing building and include repairs and improvements

Purchase

Purchase needed equipment

Building Master Plan

Why now?

These changes will also help our
Co-op remain financially sustainable

Building repairs, upgrades and expansion will:

Improve ease of shopping

More welcoming and accessible store and Community Center

Preserve our historic building as part of a vibrant Plainfield Village

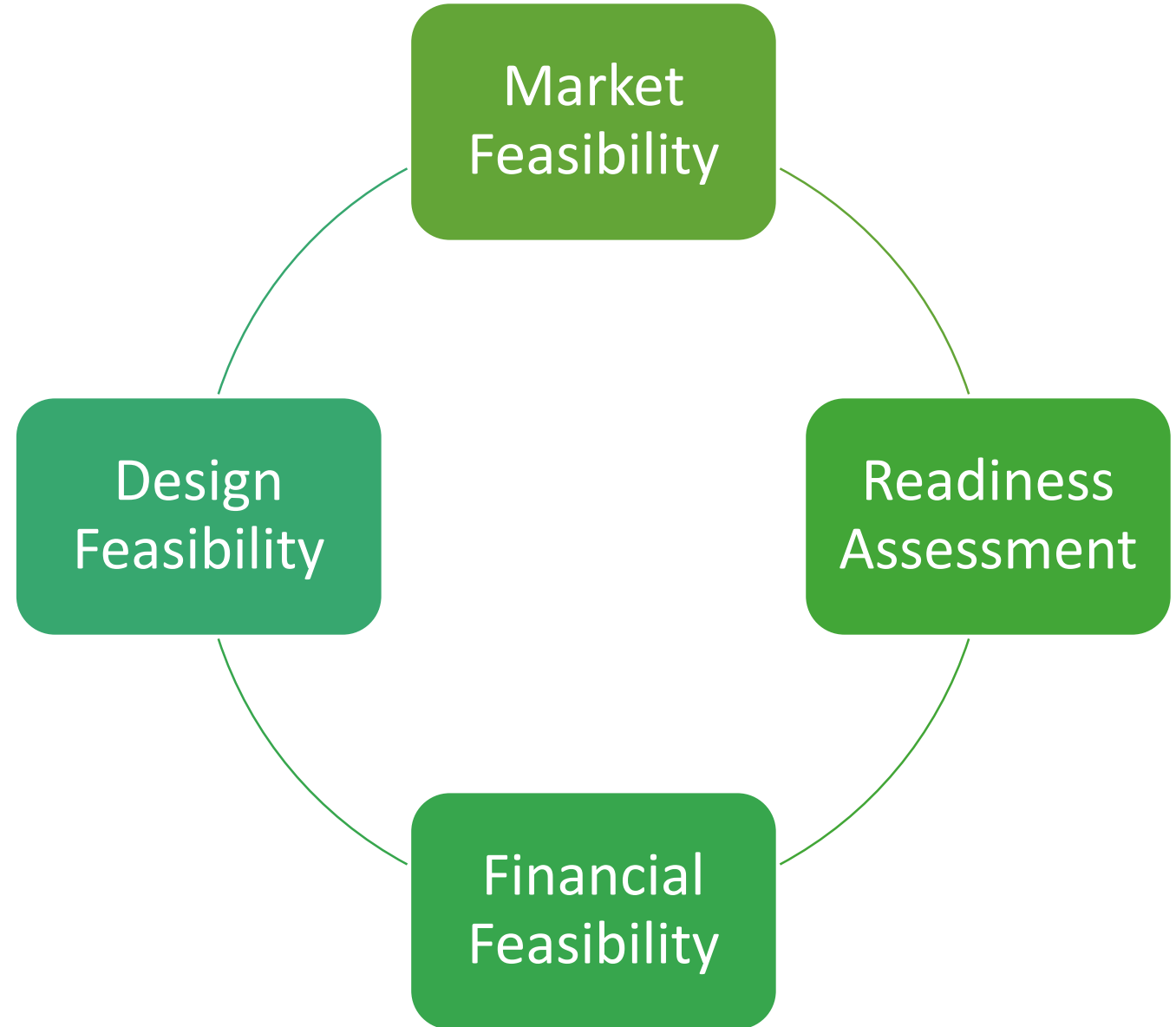
Increase energy efficiency

Improve efficiency of operations

Expand retail space to allow for expanded inventory

Next Step: Feasibility Assessment

Gather the information to make a decision on if and how we move forward with an expansion and building upgrades



Market Study

Customers + Community + Competition

Sales forecast based on expansion,
location, demographics, competition,
etc.

Internal Readiness

Uncover operational hurdles to project

Clarify Board & MC responsibilities

Understand Member Capacity

Deepen commitment

Financial Feasibility

Project Budget – Source & Use

Financial Projections

What kind of debt could we afford?

Where will the money come from?

What will managing this project cost?

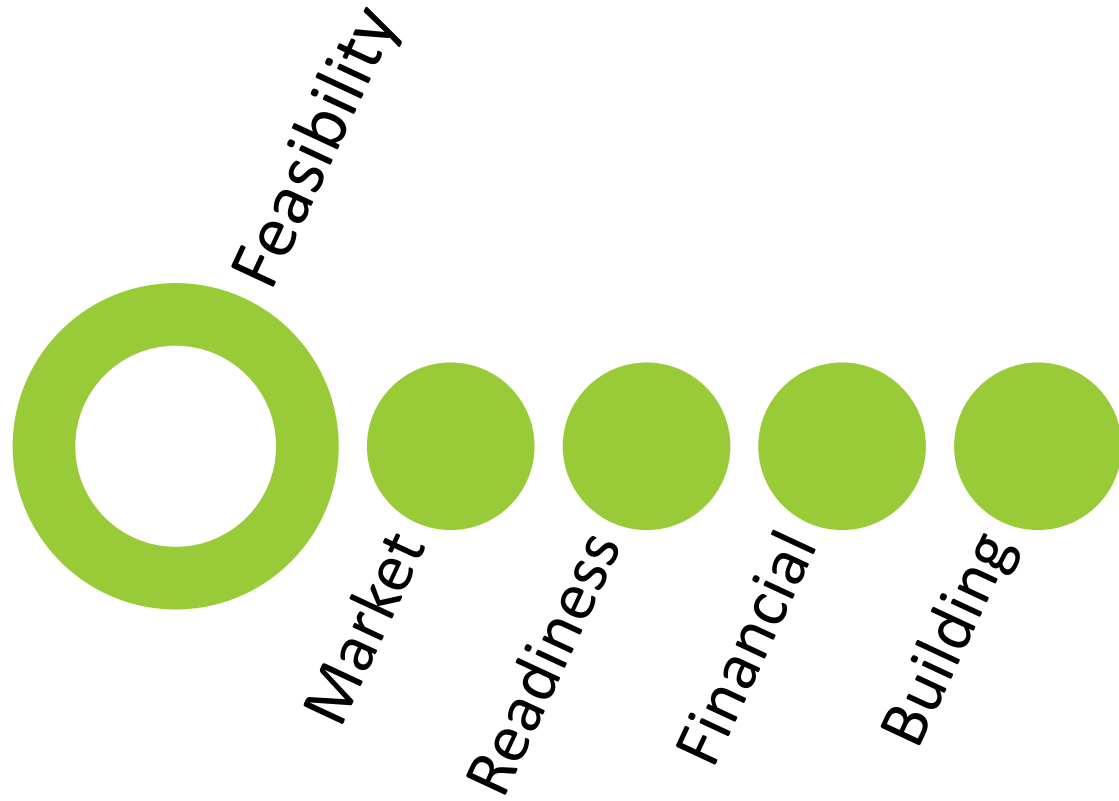
Design Feasibility

Preliminary schematic/design work
(enough for initial bids)

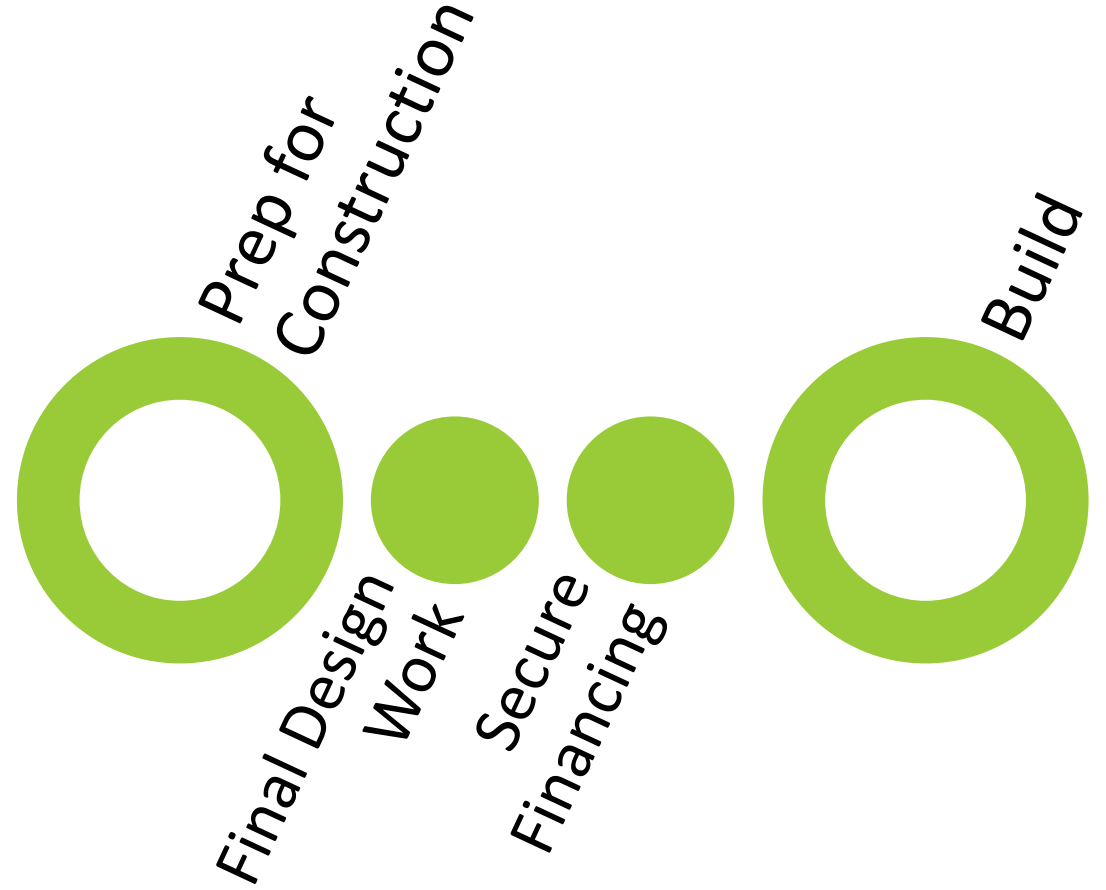
ID workable solutions to structure, site
and environmental issues

Permits and site review

2017



2018





What are
your “green
light”
conditions?





Turn the Community Center into a Nonprofit

- Benefit: Grant funds
- Caveat: Co-op Oversight

