

**Broome County  
Central Foods Facility**  
2001 East Main Street  
Endicott, NY

*Food facility designed by  
Clevenger Frable  
LaVallee, Inc.*

*Cook Chill Kettle Area*



## Project Profile

### project data

Equipped Area:	19,470 sf
Foodservice Equipment Cost:	\$150,650.00
Foodservice Equipment Cost/sf:	\$8.00
Total Project Cost:	\$1,200,000.00

### situation analysis

Clevenger Frable LaVallee, Inc. designed the original 12,500 SF facility in 1988 when a vacant grocery store was purchased by the County and converted to a commissary supporting Nursing Homes, the Broome County Jail, Meals on Wheels and Senior Citizen Nutrition Centers throughout the County.

By 1996, the facility was operating at capacity (22,000 meals per week). Clevenger Frable LaVallee, Inc. was retained to evaluate options for expansion. Options included:

1. Expand the existing facility.
2. Renovate an existing facility at an alternate site.
3. Construct a new facility at an alternate site.

Growth projections including the construction of a new Jail would increase demand to 28,000 meals per week.

### the challenge

Generally representative of projects with limited budgets, we proceeded to design an expansion/ renovation that would address most, but not all, of the program requirements.

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### **recommendation**

The evaluation led to a recommendation to build a new 24,000 SF commissary. Instead, budgetary limitations prompted expansion/renovation of the existing facility sufficient to support increased demand from the new Jail facility. The area of the commissary would increase to approximately 19,470 SF.

### **solution**

The project would be constructed in two phases. Phase I addressed minimum requirements necessary to increase production capacity related to new Jail construction:

1. Add a 2<sup>nd</sup> blast chiller.
2. Install new roll-in combi-oven/ steamer w/ exhaust hood.
3. Lease truck-trailer freezer to augment frozen storage.
4. Relocate Meals on Wheels assembly line into what is now the Senior Citizen Nutrition Center.
5. Complete revisions to architectural and MEP aspects of the building to support these changes.

Phase II includes the renovation of the space formerly occupied by the Senior Citizen Nutrition Center and the expansion of the building on the northwest corner by approximately 2300 SF to improve the flow of product thru the facility, further increase production capacity and provide additional space on a prioritized basis to augment functional areas that are currently undersized.

The renovation of the Senior Citizen Nutrition Center includes:

1. Relocated warewashing.
2. Expanded office area including additional offices, a conference room, computer room and break room.
3. New and expanded shipping dock.
4. New food bank for order assembly.
5. Additional staging space for distribution equipment.
6. Relocated assembly area for Meals on Wheels and Congregate Feeding.
7. New employee toilet and locker areas.
8. A cart wash area.
9. A mechanical room.

The expansion of the building includes:

1. A new receiving dock and the separation of receiving and shipping functions.
2. Enclosure for storage of recycling containers.
3. A can wash and recycling staging area.
4. Space for staging delivered goods prior to storage.
5. Increased dry and frozen storage space.

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### results

The plan left much of the existing production and storage areas in tact which allowed the facility to continue to operate during construction.

While the final layout of the expansion/ renovation was not ideal, or what it would have been had we built a new facility, it addressed the functional limitations of the existing facility in a practical way.

By leaving the existing production and storage space in tact, all of the existing equipment was reused. Thereby, the Owner built on existing work habits and procedures within the existing configuration of equipment and since there was little change to existing systems of operation, minimal retraining of employees was required.

*Tumble Chiller*

