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South Bronx Unite

H.E.A.R.T.S.

FEASIBILITY REPORT
349 E 140TH ST. BRONX, NY 10454

H.E.ARTS Community Center

Feasibility Report prepared by Bagchee Architects
May 30, 2018

Client:

South Bronx Unite as a community sponsor of the Mott Haven-Port Morris Community Land Stewards
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EXECUTIVE SUMMARY:

South Bronx Unite (SBU), as a community sponsor of the Mott Haven-Port Morris Community Land Stewards community land trust, commissioned a team of consultants to generate a feasibility study for the adaptive re-use and transformation of the vacant Lincoln Detox Center (currently known as the Lincoln Recovery Center) building into the H.E.A.R.T.S Community Center. This new center will provide much needed space to facilitate the work and practices of health (H), education (E) and the arts (ARTS) within the Mott Haven-Port Morris district in the South Bronx and will serve as an important tool for local economic empowerment and self-determination.

The city-owned building at 349 East 140th Street - located at the center of a densely populated block with landmarked townhouses, a school, a church, public housing and parks - is a perfect location for a community facility. The current facility has a total area of 22,750 sf. This area includes a 7500-sf basement and three floors. Following extensive community engagement events, SBU envisions that this vacant city-owned property can be transformed into a vibrant community-controlled space with offices, meeting areas, a culinary arts kitchen, classrooms and performance spaces to meet the identified needs of the community.

This H.E.A.R.T.S Feasibility Report documents the existing conditions of the building and proposes modifications to the existing structure in order to adapt it into a community center. This report is an outcome of an ongoing process of community engagement and incorporates the recommendations of an extensive space allocation and economic projection analysis conducted by Baretto Bay Strategies; the research and pre-schematic design proposal by Bagchee Architects; and the MEPS recommendations and preliminary cost estimating by KMP Design & Engineering. In summation, the H.E.A.R.T.S Feasibility Report brings together the metrics of zoning, site, building and economic analysis into the conceptual mission and design framework for the H.E.A.R.T.S Community Center.

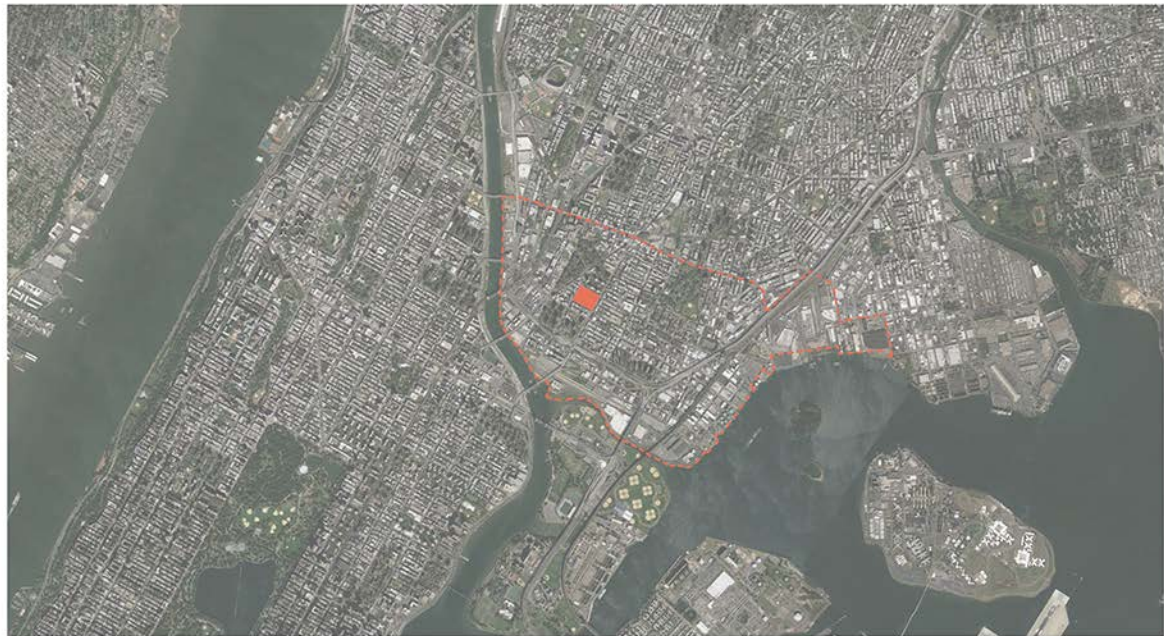


Lincoln Detox Center, 2016 - Front Elevation



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A HISTORY OF THE LINCOLN DETOX BUILDING:

The three-story, yellow brick building at 349 East 140th Street is a modest example of civic architecture built under Franklin D. Roosevelt's Works Progress Administration in the 1930's. It was designed as the Mott Haven Health Center by the architect William H. Gompert in 1931. The decorative bronze plaques bearing the symbol of the medical profession as well as the original engraving on the building façade "Department of Health City of New York" indicate that this building was indeed planned as a neighborhood health facility, supporting the larger Lincoln Hospital within the South Bronx.

By the 1960's, the (main) Lincoln Hospital struggled to function efficiently, suffering from the disinvestment by the city in public services in a racially marginalized, low income neighborhood. The conditions in the hospital were so poor that it often resulted in the deaths of patients, and residents came to refer to Lincoln Hospital as the "butcher shop of the South Bronx". Reacting to this crisis, the Young Lords and Black Panthers made headlines by marching into Lincoln Hospital and staging a nonviolent takeover in 1970. This intervention had lasting effects for the community and led to the formation of new social justice and health focused initiatives within the South Bronx.

This included the establishment of a one-of-a-kind holistic drug rehabilitation program – "The People's Drug Program" - administered by a group of radical doctors, psychiatrists, and community leaders in what became known as the Lincoln Detox Center. This community-driven program pioneered the use of acupuncture as an alternative to methadone to treat heroin addiction and was the first in the country to provide a drug recovery program that was tailored to the patient's gender. This vital center for the treatment of addiction was more than just a locus for alternative care. It functioned as a community center offering education and other forms of community service. In the late 70's the city shut the program down, displacing the center's most progressive leadership of color. The city then reopened the facility as Lincoln Recovery Center which operated and served the community until the eventual closure of the program in this location in 2012.

The building, currently under the management of the Health and Hospitals Corporation, has been vacant and is in a state of rapid deterioration. The bold and inspiring history of this place, the robust bones of its 1930's construction, and the widespread need for access to health, education and the arts in the South Bronx call for the re-consideration of this building as the H.E.A.R.T.S Community Center, owned and administrated by the local community land trust.





Lincoln Medical & Mental Health Center, 1980's - Front View



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HISTORIC DOCUMENTATION OF THE BUILDING:

Bagchee Architects was able to collect the following historic documentation of the building (drawings and photographs) reproduced in the report:

- | | |
|---|--|
| - Building Floor Plans 1931 | Copies from the Department of Buildings |
| - Building Elevations and Details 1931 | Copies from the Public Design Commission |
| - Modified Building Floor Plans 1997 | Copies from the Health and Hospitals Corporation |
| - Photographs of the Mott Haven Health Center 1936-1939 | NYC Records and Information Services |
| - Photographs of Lincoln Recovery Center 1980- 2012 | Courtesy Nancy Smalls |





Mott Haven Health Center, 1936 - Front View



Mott Haven Health Center, 1939 - Entry

Photographs from NYC Records and Information Services



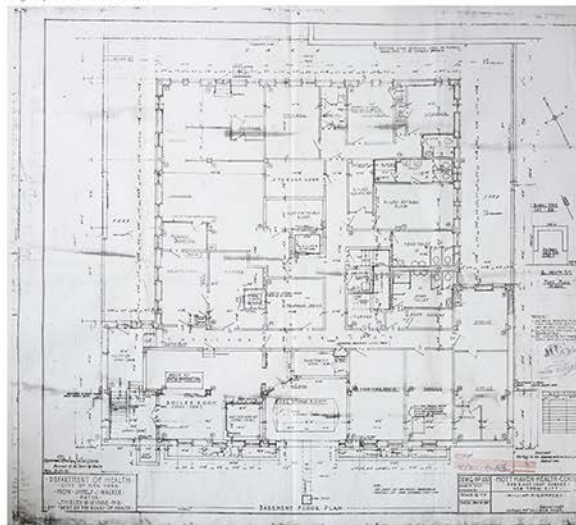
Mott Haven Health Center, 1939 - View From E 140th Street



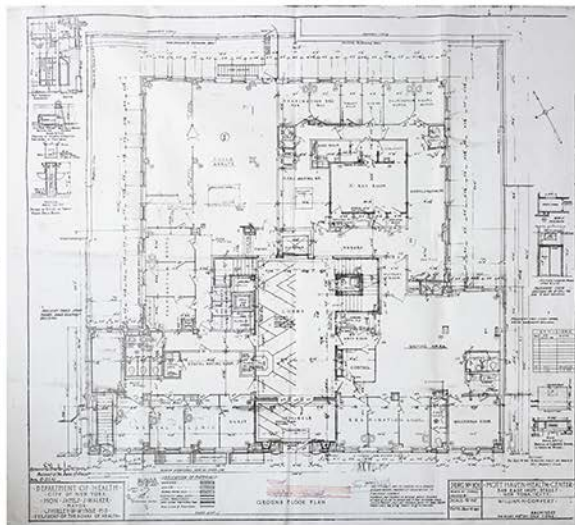
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Original plans from the DOB- 1931



Basement



First Floor

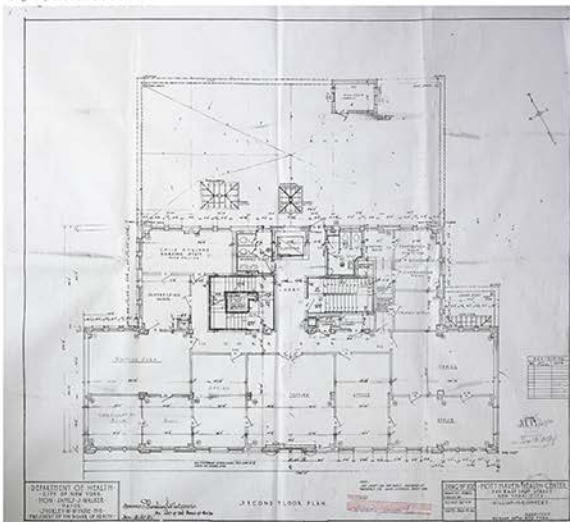


South Bronx Unit

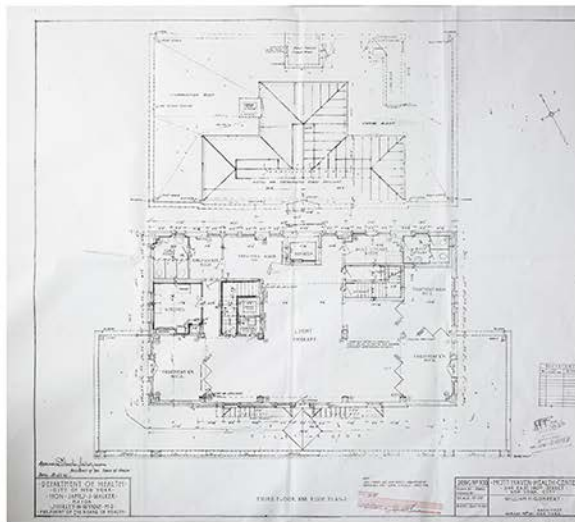
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Building History | BAGCHEE ARCHITECTS | 010

Original plans from the DOB- 1931



Second Floor



Third Floor



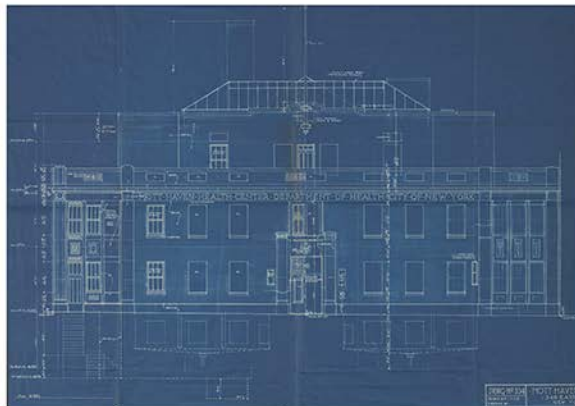
South Bronx United

H.E.A.R.T.S

Existing Conditions from PDC - 1930's



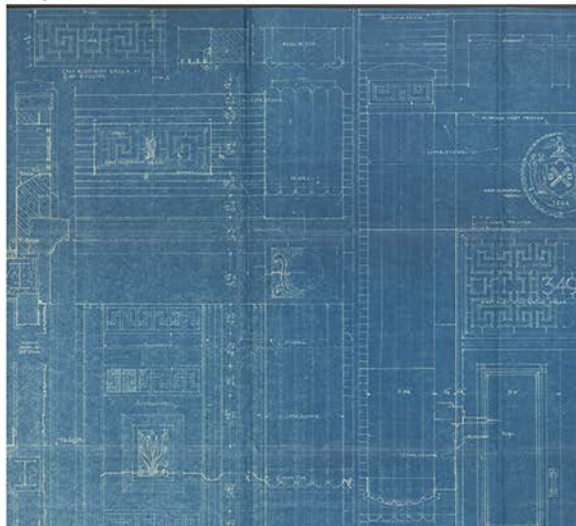
Section Through Axis



Southern Facade



Existing Conditions from PDC - 1930's



Southern Facade Details



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Photographs courtesy of Nancy Smalls, Lincoln Detox Center



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Building History | BAGCHEE ARCHITECTS | 015

Community Engagement

South Bronx Unite's community engagement process began in 2013 shortly after the building was vacated. Local grassroots organizations began getting together and envisioning what needs could be met through the utilization of the space. In 2015, South Bronx Unite together with other community organizations formed and incorporated a community land trust, the Port Morris-Mott Haven Community Land Stewards, Inc. to be a vehicle for acquiring and repurposing the building for community needs.

In 2016, South Bronx Unite partnered with the Spitzer School of Architecture CCNY (CUNY) to carry out a series of community envisioning events, which started documenting the collective vision of various sectors of the community. Each event informed the next and grew into broad-based report backs and other large-scale events and festivals, further establishing recognition and building hope for what became a unified call for health, education and the arts.

To begin with, CUNY students visited, interviewed and documented community organizers in their work environments to look at the way in which they use space and create community centers. They visited the offices of Community Connections for Youth and attended practice sessions for Upbeat NYC in local churches and libraries. In an envisioning event organized by SBU, a word activity gave community members an opportunity to expand upon the idea of a community. Discussions and debates surrounding what was essential for a community to function and prosper grew out of this exchange and new connections were made between the shared interests of community organizations. Through defining and dissecting these topics, the community members further solidified the potential of this new space.



Visiting Lincoln Detox Center with SBU



A Conversation with Community Connections for Youth



UpBeat NYC rehearsal at Tercera Iglesia Bautista



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What is Community?

Carey : Nonprofit Arts Director
Wanda : Mothers on the Move

Jo Ann : Acupuncturist

Danielle : Academic

Victor : La Peña del Bronx
Ivelys : Radical Health

Rosanne : South Bronx
Farmer's Market

Monxo : South Bronx Unite

Linda : Artist

Ana Maria : South Bronx Unite
Melissa : The Birthing Project

Home

Hope

Network

People

Relationships

Support

Togetherness

Unity

How is this Shown?

Accessibility
Arts & Culture
Assisting
Belonging
Celebrating
Communicating
Cooking
Diversity
Eating
Educating
Encounters
Healing
Independence
Music
Planning
Public
Resources
Safety
Sharing
Sheltering
Transparency
Trust
Unifying

Where is this Shown?

Barber Shop
Bulletin Board
Celebration Hall
Church
Classroom
Community Center
Dining Table
Events
Flea Market
Gallery
Green Space
Home
Internet
Kitchen
Library
Living Room
Museums
Pantry
Parks
Public Space
Stoop
Street
Workshops

What is this space like?

Acoustical
Accessible
Beautiful
Clinical
Clean
Comfortable
Cultural
Emotional
Engaging
Flexible
Functional
Green
Informative
Inspiring
Inviting
Light
Open
Optimistic
Peaceful
Public
Safe
Spacious
Supportive
Unifying
Useful



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Communal Memory Map

During a community envisioning event at Brook Park, community members created a memory map to recount how they view and use the space around them. Significant areas, places to improve and other important locations were highlighted and connected to each other. In doing this, we were able to later explore how the new H.E.A.R.TS Community Center could be woven into these everyday narratives.



The Map Activity at Brook Park



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H.E.A.R.TS

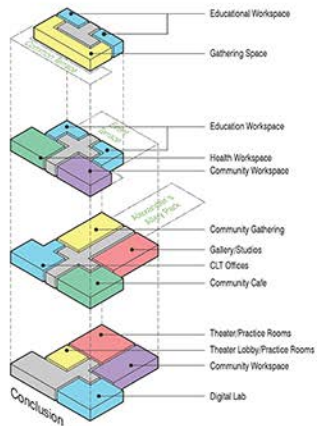
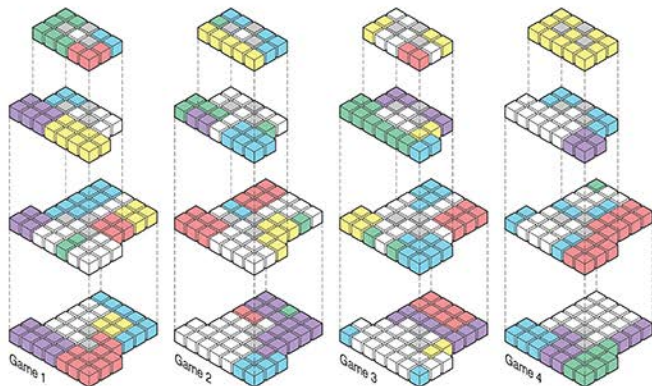
Community Programming

Community members participated in an activity designed to help develop a program for the new H.E.ARTS Community Center. Using colored blocks to signify different uses, the students and the community members debated how H.E.ARTS would function and how synergetic relationships could be created between people and organizations alike.



The Block Activity at Brook Park





Community Call for Health, Education and the Arts

During one of our final community design charrettes held at the Bronx Arts Space, community members mapped out a typical day in their life according to the three pillars of health, education and the arts. This process allowed people to think about how they spend their time and how the H.E.A.R.T.S Community Center could respond to these patterns of time and use.

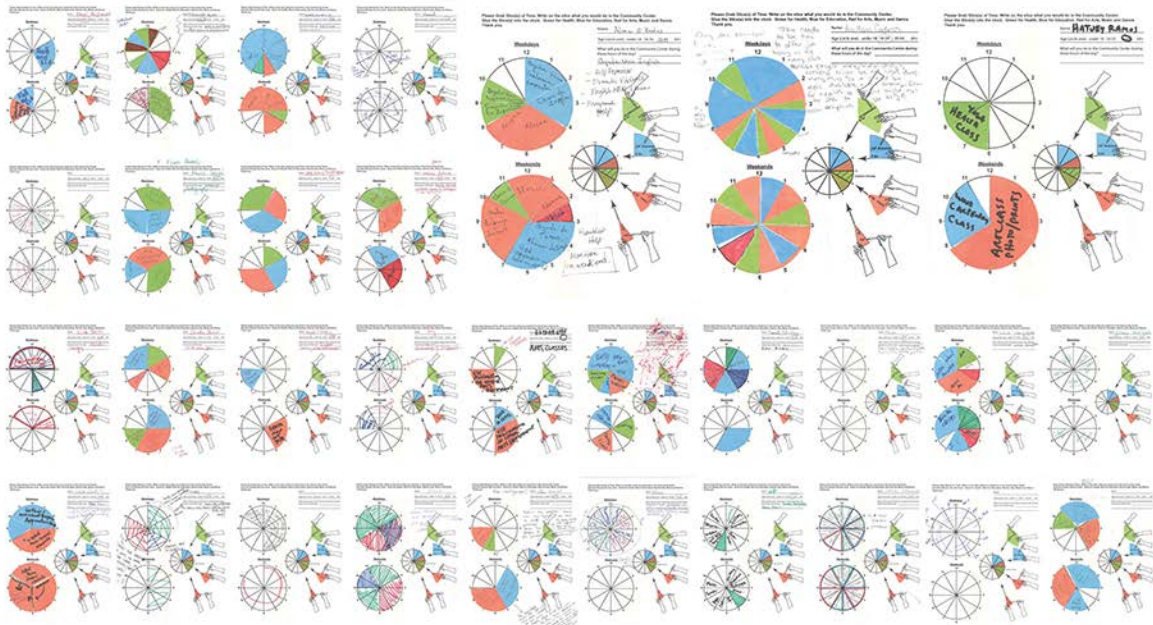


Community Charrette at Bronx Arts Space



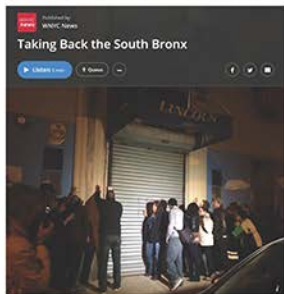
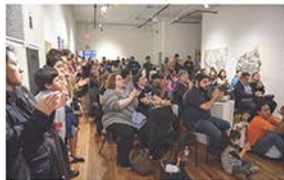
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Large Scale Report Back Events and Festivals

Once the unified vision of health, education and the arts had been founded and deepened, SBU organized several large-scale events and festivals to report back to the community, open a path for ongoing input and receive feedback. These well-attended events built momentum among dozens of grassroots organizations working in the fields of health, education and the arts. In 2017, South Bronx Unite engaged Baretto Bay Strategies to follow up on this process of community engagement by interviewing potential stakeholders and users.



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Community Engagement | SOUTH BRONX UNITE | 025



Lincoln Recovery Center Space Allocation Study: Findings & Recommendations

Prepared by Barretto Bay Strategies on behalf of
South Bronx Unite

November 16th, 2017

1) Overview

The Study

Barretto Bay Strategies ("consultant" or "consultant team") was engaged by South Bronx Unite ("SBU" or "the Client") to undertake a space allocation and planning study of the former Lincoln Recovery Center building, a 22,000 square foot former health care and treatment facility built by the City of New York in 1936. It is anticipated that this study will help the Client align interests, cultivate resources, and complete a viable business plan for the H.E.A.R.T.S. Community Center, a community-envisioned and -driven initiative focused on three primary pillars of need: health, education and the arts.

Objectives

In keeping with the Client's vision for a vibrant, multi-purpose, and sustainable redevelopment of the property, the study was guided by the following objectives:

- 1) Identify a redevelopment strategy for the Lincoln Recovery Center that is both economically viable and mission consistent
- 2) Identify specific use types and users whose operations are both complementary and synergistic
- 3) Propose a basic space allocation plan, financial projection and report on findings from interviews with prospective tenants

Stakeholder Categories

The consultant team prospectively surveyed 20 prospective users that are currently based in the South Bronx or serve constituents and offer a significant share of their programming in the area. While several prospective users fall into multiple categories, for the purposes of this study the consultant team segmented the interviewees into four principal stakeholder groups:

- 1) Anchor institutions, typically financially stable and longstanding non-profit or quasi-public institutions (e.g. higher ed institutions, medical centers, cultural institutions, large charter schools or training programs, parks conservancies, YMCA-type facilities)
- 2) Community-based organizations/"CBDs" (e.g. settlement houses, community health centers, tutoring programs, social service organizations)
- 3) Cultural organizations (e.g. presenters, promoters, or incubators in the visual or performing arts)
- 4) Social enterprises/double-bottom line businesses that address specified policy issues (i.e. credit unions, food/consumer coops, car-share/bike-share initiatives, healthy food processors or retailers)



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Assumptions

The following assumptions informed the content of prospective user interviews and the consultant team's findings:

- 1) No material changes to FAR and building envelope beyond enclosures on portions of 2nd and 3rd floor terraces
- 2) No dominant single-use or use-type
- 3) No large child-care institution
- 4) No residential or dormitory use
- 5) Below-market rents required by all non-anchor institutions; near-market rents for anchors
- 6) Potential stakeholders willing and able to time-share certain defined spaces
- 7) "Triple-net" leases for all lessees
- 8) Building management responsible maintenance of all common areas and several shared spaces unless unitary tenant or operator of those spaces is identified
- 9) Larger or "anchor" tenants may be assessed common charges
- 10) Potential stakeholders may change and evolve over time but space typologies (i.e. performance space, conference rooms, office, & "maker-type spaces") will likely remain the same over time

Findings

- In interviews, email correspondence, and follow-up conversations with health and wellness CBO's, education and training CBO's, cultural organizations, social enterprises and food manufacturing firms, the study identified a demand for production & workshop space, rehearsal and performance space, nonprofit office space, retail and storage space, fitness space and classroom space. In addition, multiple interviewees indicated a preference for locating in properties with shared amenities including: shared offices and conference rooms, music studios and theater space.
- Certain potential uses will require additional permitting beyond what may be anticipated by the Client, including non-retail food processing permits, public assembly permits, food and beverage licensing, temporary state liquor authority licensing.
- A preponderance of prospective medium-sized non-profit users expressed a preference for afternoon, weekend, and evening hours.
- Hourly use rate structures—rather than traditional monthly leases—would better serve the needs of many prospective users seeking "time-share" arrangements rather than permanent, designated space.
- A number of interviewees expressed an interest in outdoor space for public art, gatherings, and exercise/wellness activities.
- As currently configured, the subject property cannot meet all the identified demand without either increased FAR or a carefully conceived time-sharing system for stakeholder organizations.
- Engaging a third party space management entity may be necessary to assume responsibility for operations and calendaring spaces in the building. Spaceworks NYC, a non-profit cultural space developer, is a strong prospect for this role.

"Outdoor space for events with community as well as a possible sustainable community art space with garden would be great."

Bronx Arts Factory

ii) Interviewee Profiles

Health and Wellness CBO's

- **The Birthing Project** seeks to produce better birth outcomes (lowering infant mortality) for women of color through the support, mentoring, encouragement & education from their Sister Friends (extended family and community support/volunteers) for one year after the birth of the babies.
- **Radical Health** turns the paradigm of top-down healthcare on its head through co-creation with community members to become engaged partners and change agents in their neighborhoods. Radical Health returns the work of healing and addressing disparities to historically marginalized people through community organizing, health tech, and promoting lived experiences.
- **TriLatino Triathlon Club** is a 501(c)(3) nonprofit organization dedicated to increasing the participation of Latinos in triathlon and endurance sports, promoting healthy lifestyles, and uplifting our communities. TriLatino Juniors introduces young people to endurance sports and healthy lifestyle routines.
- The mission of the **South Bronx Farmers Market, Inc.** ("SBFM") is to address the public health crises in obesity, diabetes, malnourishment and undernourishment by promoting access to nutritious, affordable, locally grown produce and related agricultural products for the under-served residents of the South Bronx. SBFM's principal purpose is to further its mission through four principal activities: (i) operating a farmers market in the South Bronx; (ii) connecting farmers and under-served consumers in the South Bronx, e.g., facilitating community sponsored agriculture endeavors ("CSA"); (iii) organizing educational, food-related programming and offering that programming for free to the community; and (iv) promoting urban agriculture in the South Bronx, e.g., fostering collaborations with local community gardens.
- **The National Acupuncture Detoxification Association (NADA)**, a not-for-profit training and advocacy organization, encourages community wellness through the use of a standardized auricular acupuncture protocol for behavioral health, including addictions, mental health, and disaster & emotional trauma. NADA works to improve access and effectiveness of care through promoting policies and practices that integrate NADA-style treatment with other Western behavioral health modalities.
- **Friends of Brook Park** is a leading community-based environmental organization in the South, South Bronx. We engage youth and adults in organic gardening, Community Supported Agriculture and arts and indigenous cultural events and activities that convey a deep respect for the Natural world. In addition we are strong advocates for environmental justice, waterfront access and green space development.
- The mission of **Cumpañis** is to connect the community to healthy foods by hands-on cooking, while fostering community through shared meals. (See also "Social Enterprises")



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Education and Training CBO's

- **Bronx Innovation Factory/Commonwise** seeks to help promote next-gen design and fabrication businesses in the Bronx.
- **YUCA Art's** mission is to engage, educate and empower youth by exploring their innate artistic gifts through an innovative community-wide arts and design program.
- **Bronx Institute for Urban Systems** seeks to use GIS Education and Urban Planning principles to improve neglected neighborhoods.
- **La Unidad Latina Foundation ("LUL Foundation")** seeks to build a community of socially conscious college graduates dedicated to Latino achievement and empowerment.
- **SUM's Advanced Technology Training and Information Networking ("ATTAIN")** project seeks to promote digital parity in New York's economically challenged communities. Through this initiative, technology labs are placed in communities where residents can have access to the Internet, state-of-the-art hardware and interactive, multimedia software.
- **Green Worker Cooperatives** is a South-Bronx based organization dedicated to incubating worker-owned green businesses in order to build a strong local economy rooted in democracy and environmental justice.
- **Mothers on the Move ("MOM")** is a community-based social justice organization mobilizing around issues of environmental justice, educational equity, and affordable housing. MOM's electronics coop initiative will engage South Bronx residents in the assembly of digital thermostats for NYCHA buildings.
- **Mott Haven-Port Morris Community Land Stewards** was founded by a collective of South Bronx organizations to acquire the Lincoln Recovery Center, create permanently affordable housing and homeownership opportunities, and provide low-cost space for cultural, social, artistic and educational initiatives through a community land trust.
- **South Bronx Unite** is a coalition of South Bronx residents, organizations, and allies working together to improve and protect the social, environmental and economic future of the South Bronx.

Cultural Organizations

- **Bronx Culture Collective (BxCc)** is a network committed to preserving and amplifying the cultural community of the South Bronx. The Collective is composed of cultural/arts, social service and advocacy concerns. The BxCc increases local access to cultural programming, expands audience participation, and convenes bona fide South Bronx-based arts organizations for dialogue and technical and advisory assistance; also serves as conduit for their concerns.
- **Bronx Filmmakers Collective (TBFC)** is a community of filmmakers who live and work in and around the borough of The Bronx. We seek to contribute to the vibrant Bronx arts community by inspiring our members to create new work and by supporting and promoting our members' best work.
- **The Bronx Arts Factory's** mission is to make art accessible to everyone in the Bronx by bridging the gap between the arts and the community, empowering the Bronx with creativity and self-expression.
- **LPV Cinetek, LTD.** is a non-profit, film and media arts education program designed for "digital native" students from historically under-represented communities.
- **UpBeat NYC** uses the pursuit of musical excellence and ensemble performance to bring about positive change in the lives of South Bronx children.

- **Taller Experimental de Arte/La Peña del Bronx** is a longstanding advocacy and arts group that offers food distribution, immigration assistance, language classes, arts workshops and attention to issues such as domestic violence, addiction and homelessness.
- **Spaceworks NYC** develops and manages affordable spaces for New Yorkers engaged in the arts.

Social Enterprises

- **The Lit Bar's** mission is to create a haven which inspires reading, healthy social interaction, and forward-thinking in the Bronx. We aim to broaden our community's knowledge and capacities through our carefully curated book selection and stimulating events, and enthusiasm with fun, Bronx and reader-related products.
- **Sustainable Snacks and Pulse Roasted Chickpeas** both seek to promote public health through better snacking. We craft snacks with bold flavors and unique textures from 100% plant-based ingredients.
- **The Mott Haven Port Morris Community Land Trust** seeks to encourage local participation in land use planning and decision-making by acquiring, developing, and stewarding property in the South Bronx and employing consensus-driven principles to determine the disposition of urban land.
- **Cumpanis Café** seeks to sell healthy and ready made meals in the Mott Haven community by training and employing justice-involved youth and community members to operate a commercial café space.

Anchor Institutions

- **New York Restoration Project ("NYRP")** builds social capital and environmental equity in underserved communities by delivering quality open space, long-term stewardship, and vital programming.
- **Community Connections for Youth ("CCFY")** is a New York based nonprofit organization, whose mission is to mobilize indigenous faith and neighborhood organizations to develop effective community-based alternative-to-incarceration programs for youth. CCFY believes that increasing local community capacity to work with youth in the justice system is the key to reducing youth crime and delinquency, and improving long-term life outcomes for youth.
- **La Peninsula Headstart (UPK provider)** seeks to provide quality, comprehensive services to children and families and to help them achieve a greater degree of social competence and empower families to deal with present challenges and later responsibilities in school and life.

II) Development & Space Allocation Strategies

Basement

The proposed space allocation for the basement combines production, repair, storage and music rehearsal uses onto one floor. Uses such as food production, 3D printing, and woodworking—projected to be daytime activities in this scenario—may generate minor noise, dust, and odor impacts, which should be considered in the context of the overall project and quality of life in the surrounding community. These daytime uses will, however, complement other activities proposed for the basement level, such as music rehearsal whose peak hours are likely to be late afternoons and evenings. Storage uses, which are typically of lower valuation and can serve as buffers between active spaces, are also allocated space in the basement.



Of the production uses specified above, the proposed commercial kitchen will require the most material investment to launch. Healthy food start-ups like Mountain Morsels/Sustainable Snacks and Pulse Roasted Chickpeas or non-profits like the South Bronx Farmers Market are typically unable to secure all the financing needed to fit-out new production space and bring it up to code on their own. As such, commercial kitchen space is a higher-risk proposition for the building management team than other potential uses (see Recommendations for risk-mitigation strategies), but the return to the community in the form of living wage job creation can also be substantial. Music rehearsal space, along with all other arts related space will also require up-front capital investment, but significantly less than that required by commercial space. These costs will, however, presumably be incurred by the building management team rather than the tenants (see Recommendations for additional risk mitigation approaches).

For the remaining production, repair, and storage uses, the consultant team has proceeded from the assumption that tenants will be able to assume all costs for upgrading/outfitting their own spaces. Notwithstanding this assumption, building system upgrades, such as electric power upgrades, represent significant capital costs that will inevitably fall to the property owner and not the tenant. For this reason, the consultant team has further assumed that grant funding—either through NYC DCLA, NYCEC, or private sources—will be necessary to underwrite these costs. This capital investment represents a substantial fundraising challenge for South Bronx Unite.

Finally, the consultant team recommends that South Bronx Unite position New York Restoration Project (NYRP) as a potential anchor tenant for the basement, as well as for the second and third floors of the building. NYRP is a longstanding and successful non-profit with office and storage spaces scattered over multiple neighborhoods and boroughs. It can significantly reduce costs by shedding moderately higher priced Manhattan office space and consolidating operations in one location. For these reasons, NYRP is a lower-risk proposition with a higher capacity to underwrite building M & O and thereby subsidize less established organizations.

"(We're) interested supporting aspirations of primarily Bronxites and communities traditionally left out of the maker space; no artist lofts!"

Bronx Innovation Factory/Commonwise

Table 1. Preliminary Space Allocation and Rent Roll: Basement

Floor	Use	Proposed Square Footage	Rent/Sq.Ft.	Risk Level ¹	Loss Factor ²	Risk-Adjusted Monthly Rent ³	Risk-Adjusted Annual Rent ⁴
Basement	Shared Commercial Kitchen (Time Share)	1,500	\$ 15.00	High	95%	\$ 93.75	\$ 1,125.00
Basement	Woodworking/Repair Shop	500	\$ 16.00	Low	5%	\$ 633.33	\$ 7,600.00
Basement	Equipment Storage	300	\$ 16.00	Low	5%	\$ 360.00	\$ 4,360.00
Basement	Equipment Storage	300	\$ 14.00	Moderate	50%	\$ 175.00	\$ 2,100.00
Basement	Fitness Space	400	\$ 14.00	Moderate	50%	\$ 233.33	\$ 2,800.00
Basement	Apparel design/printing	1,500	\$ 14.00	Moderate	50%	\$ 875.00	\$ 10,500.00
Basement	Fabrication Space	1,520	\$ 14.00	Moderate	50%	\$ 866.67	\$ 10,440.00
Basement	Music Rehearsal Space	100	\$ 14.00	Moderate	50%	\$ 58.33	\$ 700.00
Basement	Music Rehearsal Space	100	\$ 14.00	Moderate	50%	\$ 58.33	\$ 700.00
Basement	Music Rehearsal Space	80	\$ 14.00	Moderate	50%	\$ 46.67	\$ 560.00
Basement	Music Rehearsal Space	300	\$ 14.00	Moderate	50%	\$ 173.00	\$ 2,100.00
Basement	Music Lessons Space	100	\$ 14.00	Moderate	50%	\$ 58.33	\$ 700.00
Basement	Music Lessons Space	100	\$ 14.00	Moderate	50%	\$ 58.33	\$ 700.00
Ground	Ensemble Rehearsal Space	300	N/A	N/A	N/A	N/A	N/A
Basement	Rathrooms/Common areas	400	N/A	N/A	N/A	N/A	N/A
Basement	Mechanics	TBD	N/A	N/A	N/A	N/A	N/A

Ground Floor

The proposed space allocation for the ground floor aims to create an inviting public space and performing arts hub featuring performance and rehearsal spaces that will be shared by multiple performing arts tenants. In addition, a proposed 150-seat black box theater would also function as a public meeting, training, and convening space for non-arts tenants that would time-share the space with their performing arts neighbors. With a box office, a 150-seat black box theater,

¹ Risk levels are calculated by viewing tenants past rent estimates, by accounting for the type of space (i.e., shared space vs. single occupancy tenant, and by determining whether build out costs will need to be funded by the landlord. Tenants with relatively high per square foot rents in their current facilities (i.e. NYRP) pose lower risks. Commercial kitchens require high up-front investments that are not typically covered by tenants, making this a higher risk proposition. Shared spaces spread risk over multiple potential tenants, but also require a good deal of build-out on the part of the landlord, as such we have tended to classify these types of spaces as moderate risks.

² We have assigned a loss-factor based on each level of risk described above. For example, a 95% loss factor represents a high probability of turnover or uncertainty while a 5% loss factor represents a relatively low risk proposition.

³ Risk-adjusted monthly rent = square footage * rent/sq.ft. * loss factor

⁴ Risk-adjusted annual rent = square footage * rent/sq.ft. * loss factor * 12



shared dressing rooms and theater storage, rehearsal spaces, lobby and public gallery, the ground floor represents a substantial community amenity. In the proposed ground floor scenario, two arts tenants—UpBeat and the Bronx Arts Factory—will also occupy office space on the floor. The ground floor will also provide UpBeat with small and large rehearsal spaces and Bronx Arts Factory with a public gallery in the lobby.

Due to the high costs of fit-out for theater space—including grid, lighting & light board, sound-proofing, sound system, and booth, as well as associated storage, backstage, and dressing rooms—the vision for the ground floor again represents substantial capital costs that will likely be borne solely by the building management team and not the performing arts tenants. In order to defer these costs and the risks associated with financing an arts project of this magnitude, the consultant team recommends that the client pursue funding through the NYC Department of Cultural Affairs (see Recommendations).

The ground floor also offers the only viable opportunity to site a retail use consistent with the community vision for the building. During the course of this study, the consultant team interviewed the founder of the Lit Bar, who at the time was seeking space in Mott Haven for her mission-driven community bookstore and after-hours wine bar. The 1,900 sq. ft. of ground floor space allocated for retail and inventory storage offered a synergistic use that would complement night-time performing arts uses and provide a destination for parents seeking a daytime or after-school activity for children. As of this writing, the Lit Bar has signed a lease for an alternate space in Mott Haven. It is the consultant team's recommendation that the ground floor space designated for the Lit Bar space be preserved for a specified complementary and mission-consistent retail use. While it will require further analysis, it is the team's belief that in the retail category a food service establishment with hours that coincide with peak building visitation will have the greatest likelihood of success. Campanis Cafe, social enterprise proposed by a mission-driven Mott Haven entrepreneur, offers one promising model for providing food and beverage service while fulfilling the Client's socio-economic objectives.

Finally, the ground floor will also house a reception desk that would likely be staffed by NYRP during business hours.



Table 2. Preliminary Space Allocation and Rent Roll: Ground Floor

Floor	Use	Proposed Square Footage	Rent/ Sq.Ft.	Risk Level	Loss Factor	Risk-Adjusted Monthly Rent	Risk-Adjusted Annual Rent
Ground	Shared Reception Desk	150	N/A	N/A	N/A	N/A	N/A
Ground	150 seat Performance Space/Black Box Theater	2500	N/A	N/A	N/A	N/A	N/A
Ground	Dressing room (time-share)	100	N/A	N/A	N/A	N/A	N/A
Ground	Theater Storage	400	N/A	N/A	N/A	N/A	N/A
Ground	Dressing room	300	N/A	N/A	N/A	N/A	N/A
Ground	Retail & Inventory Storage	1900	\$ 18.00	High	95%	\$ 142.50	\$ 1,710.00
Ground	Equipment Storage	300	\$ 12.00	Moderate	50%	\$ 150.00	\$ 1,800.00
Ground	Shared Arts Space	1470	N/A	N/A	N/A	N/A	N/A
Ground	Shared Office Space	380	\$ 14.00	Moderate	50%	\$ 221.67	\$ 2,660.00

Second and Third Floors

The overall strategy for the upper floors is to balance the production and creative uses below with office, clinical, and classroom uses that will typically require more quiet and, in some cases, more privacy than other activities proposed for the building. The second floor will be largely occupied by the main offices for New York Restoration Project (NYRP) as well as two health and wellness organizations—the Birthing Project and Radical Health—that would share an office suite and conference room. NYRP will additionally occupy a portion of the third floor for its executive offices. At \$20 per-square-foot, NYRP represents the highest per-square-foot rent on the proposed rent roll, enabling the building management team to subsidize rents for less established organizations.

The proposed scenario for the third floor includes an open format shared office space for up to eight South Bronx organizations, a dedicated arts workshop space for Bronx Arts Factory, shared conference room and program space for CCNY and Green Worker Cooperatives, a shared classroom and computer lab suite for SUNY's ATTAIN project and the Bronx Institute for Urban Systems, and additional conference room and storage space. These time-shared spaces bear the same risks as the shared arts spaces on the ground floor. Once again, because most of the prospective tenants interviewed for the study lack the financing to underwrite renovations and fit-out, the consultant team assumes that these risks will be hedged with public and private grant dollars. Clearly, this again represents a substantial fundraising challenge for South Bronx Unite.



Finally, the mix of educational and workshop uses for the third floor includes activities requiring computer hardware and workstations which adds a layer of cost for security, electrical contracting, and fit-out that prospective tenants are unlikely to bear on their own.

Table 3. Preliminary Space Allocation and Rent Roll: Second and Third Floors

Floor	Use	Proposed Square Footage	Rent/ Sq.Ft.	Risk Level	Loss Factor	Risk-Adjusted Monthly Rent	Risk-Adjusted Annual Rent
Second	Clinical & classroom space	1000	\$ 14.00	Moderate	50%	\$ 583.33	\$ 6,999.96
Second	Office	3600	\$ 20.00	Low	5%	\$ 5,700.00	\$ 68,400.00
Second	Bathrooms/ Common Areas	400	N/A	N/A	N/A	N/A	N/A
Second	Terrace	780	N/A	N/A	N/A	N/A	N/A
Third	Shared Admin & Program Space & Storage	550	\$ 12.00	Moderate	50%	\$ 350.00	\$ 3,300.00
Third	Office	1650	\$ 20.00	Low	5%	\$ 2,612.50	\$ 31,350.00
Third	Shared Conference Room	300	N/A	N/A	N/A	N/A	N/A
Third	Shared Classroom / Computer Lab Suite	575	N/A	N/A	N/A	N/A	N/A
Third	Workshop/ Classroom	450	\$ 12.00	Moderate	50%	\$ 225.00	\$ 2,700.00
Third	Bathrooms/ Common areas	400	N/A	N/A	N/A	N/A	N/A
Third	Shared Program Space	325	N/A	N/A	N/A	N/A	N/A



III) Financial Projection

Revenues

Based on the projected rent roll above, the consultant team estimates that the proposed project would generate \$163,705 in leasing revenues annually. As outlined in the above tables and accompanying narrative, this projection is informed by various assumptions regarding risk as well as additional assumptions on the availability of capital for redevelopment and fit-out.

Operating Costs

In order to estimate per-square-foot operating costs for a mixed-use project in NYC, the study team consulted the Building Owners and Managers Association International's (BOMA) annual studies of the office and commercial markets across the US. According to BOMA, the average per-square-foot operating cost for office space in NYC was \$11.94 in 2015; making NYC the most expensive office market in the nation. Unfortunately, BOMA's numbers do not include many of the annual costs that commercial buildings face on a daily basis. As such, the consultant team adjusted this figure upwards³ to include both annual operating and fixed costs. Once adjustments were made, the team arrived at a higher per-square-foot cost—\$17.76. While the study is utilizing a straight office space comp for what is clearly a mixed-use project, the consultant team believes this per-square-foot cost estimate may be used as a baseline and then refined once more accurate cost projections are in-hand.

In the scenario set forth under this study, operating costs are allocated across all common spaces (e.g. hallways, lobby, bathrooms, etc.) as well as several spaces likely to have multiple users (i.e. third floor conference room, active program space, shared admin space, and performance space) without a unitary lessee. The study has identified 6,445 sq. ft. of such space in the scenario under consideration.

³ In order to estimate the per-square foot costs, the Consultant Team utilized BOMA's estimates for the US market as follows: 1) Average per-square-foot operating costs (US): \$8.71; Average operating + fixed costs (US): \$12.47 2) percentage increase from operating + fixed: +43% 3) NYC per-square foot average: \$11.94 4) (143%)*(\$11.94) = \$17.07 5) Adjusted for inflation (@ 2% per year, for two years) = \$17.76.



Given the above assumptions, the team estimates that the total annual operating costs for the project will be \$114,463.

Capital Costs

The study's model assumes that all capital investments will be underwritten by grant dollars from public and private sector sources. This includes investments in shared arts spaces, which are assumed to be eligible for funding through the NYC Department of Cultural Affairs, as well as investments in commercial kitchen and basement "maker-space" infrastructure which are assumed to be capital-eligible under NYC Economic Development Corporation funding guidelines (see Recommendations, below).

Net

On a net basis, taking into account the assumptions and projections regarding costs, revenues and capital investments, the proposed project would net +\$49,242 per year. However, this figure represents a preliminary estimate and will require additional refinement with updated market data.

IV) Conclusion and Recommendations

Time-Sharing and Flex-Space Optimization

Based on the team's market scan and interviews, there exists far more demand for affordable arts and non-profit program space in Mott Haven than can possibly be met by the building as currently configured. Absent a significant capital investment to grow the building envelope as well as allowances for increased FAR, a strategy of time-sharing and flex-space optimization must be pursued if the client seeks to meet the competing space demands of all potential stakeholders.

Segmentation of Uses

Given the potential co-location of active and passive program space targeted to different user groups, as well as office, classroom and performing arts, and "maker"/food production uses proposed for the same building, activity zones will need to be thoughtfully defined. Further, a building design and fit-out reflective of these considerations will be required to ensure peaceful coexistence of markedly different uses.

Broadly, the consultant team recommends the following segmentation of uses:

- The consultant team proposes siting activities with the greatest likelihood of noise, dust, and odor impacts in the basement, although sound-proofing and a robust ventilation system should be sufficient to mitigate these concerns

- The team proposes siting performance/public meeting and other public assembly-type activities on the ground floor to facilitate ADA and fire code compliance, as well as load-in and load-out of sound/lighting equipment, scenery, seating, and risers
- Office and clinical uses aimed largely at adults and requiring quiet and/or privacy are proposed for the second floor
- Active program and meeting space aimed largely at young people is proposed for the third floor

Anchor Tenant Strategy

A business plan for the building that is both viable and mission-consistent will need to balance the space requirements of "anchor" tenants with the needs of smaller stakeholders—often organizations with less capacity to help underwrite the building's management and operational needs. NYRP, which currently pays \$32/sq. ft. for midtown west office space, is best positioned to serve as an anchor for development project. An anchor tenant strategy can be operationalized in several ways including:

- Through a tiered rent roll which will enable the operating entity to partially subsidize smaller ad hoc tenants with rental income from the anchor tenants
- Through common charges assessed to larger tenants to underwrite shared common areas and conference room spaces that smaller tenants also may use

Diverse Ecosystem Approach

A diverse ecosystem of anchor institutions, smaller non-profits, social enterprises, and cultural organizations is likely to present management challenges for the operating entity but also offers a deep well of potential tenants/stakeholders to draw from, providing a hedge against tenant turnover or shrinkage.

Reconfiguration within Existing Envelope

Reconfiguration and/or reduction in the size of terraces on the second and third floors should be explored to accommodate the users and use categories scoped in this study.

For-Profit / Non-Profit Dynamic & Considerations

The inclusion of for-profit social enterprises (The Lit Bar or Food Service enterprise, Mountain Morse, and Pulse Roasted Chickpeas) in the business plan will likely trigger a pro rata real estate tax liability that would be absent if occupancy were restricted to non-profit tenants.

The potential co-location of a commercial establishment with a wine/beer or liquor license in the same building as youth service organizations may create optics and even licensing challenges which should be explored further.

Energy Demand

Some tenants, including the proposed commercial kitchen and "maker" space will likely have markedly higher energy demands than others, so the managing entity should consider separate metering and triple net leasing for these tenants.



Fit-out of Commercial Kitchen and Theater Space

Fit-out of basement commercial kitchen space and ground floor theater space will likely be cost prohibitive for any potential users of these spaces, so targeted grant funding from the NYC Economic Development Corporation (for commercial kitchen) and the NYC Department of Cultural Affairs (for black box theater) should be explored.

Neighborhood Impacts and Environmental Assessment

Any and all re-use scenarios will have implications for nearby residences and businesses impacting vehicular and pedestrian traffic, parking, noise levels, odors, and night-time activity. To gain a better understanding of these impacts and to anticipate community concerns, an environmental assessment study should be explored.

Third Party Space Manager

To handle management and operations, including calendaring of the diverse spaces, staffing, and building administration, the Client should explore engagement of a third party

"A compatible neighboring use is creatives and activists doing 'real stuff' in the community."

Bronx Culture Collective

Appendix I

Organization Descriptions

Trilatlino Triathlon Club is a 501(c)(3) nonprofit organization dedicated to increasing the participation of Latinos in triathlon and endurance sports, promoting healthy lifestyles, and uplifting our communities. SUNY's **Advanced Technology Training and Information Networking (ATTAIN)** project seeks to promote digital parity in New York's economically challenged communities. Through this initiative, technology labs are placed in communities where residents can have access to the Internet, state-of-the-art hardware and interactive, multimedia software.

UpBeat NYC uses the pursuit of musical excellence and ensemble performance to bring about positive change in the lives of South Bronx children.

YUCA Art's mission is to engage, educate and empower youth by exploring their innate artistic gifts through an innovative community-wide arts and design program.

New York Restoration Project builds social capital and environmental equity in underserved communities by delivering quality open space, long-term stewardship, and vital programming.

Founded in 2012, **The Bronx Filmmakers Collective (TBx)** is a community of filmmakers who live and work in and around the borough of The Bronx. We seek to contribute to the vibrant Bronx arts community by inspiring our members to create new work and by supporting and promoting our members' best work.

LPZ CINETECH, LTD. is a non-profit, film and media arts education program designed for "digital native" students from historically under-represented communities.

La Unidad Latina Foundation ("LUL Foundation") seeks to build a community of socially conscious college graduates dedicated to Latino achievement and empowerment.

The BxArts Factory's mission is to make art accessible to everyone in the Bronx by bridging the gap between the arts and the community, empowering the Bronx with creativity and self-expression.

The Bronx Culture Collective is a network committed to preserving and amplifying the cultural community of the South Bronx. The Collective is composed of cultural/arts, social service and advocacy services. The BxCC increases local access to cultural programming, expands audience participation, and convenes bona fide South Bronx-based arts organizations for dialogue and technical and advisory assistance; also serves as conduit for their concerns.

The Bronx Innovation Factory/Commonwise seeks to help promote next-gen design and fabrication businesses in the Bronx.

La Península Headstart/La Península Community Organization seeks to provide quality, comprehensive services to children and families and to help them achieve a greater degree of social competence and empower families to deal with present challenges and later responsibilities in school and life.

The Lit. Bar's mission is to create a haven which inspires reading, healthy social interaction, and forward-thinking in the Bronx. We aim to broaden our community's knowledge and capacities through our carefully curated book selection and stimulating events, and enthuse with fun, Bronx and reader-related products.

Sustainable Snacks and Pulse Roasted Chickpeas both seek to promote public health through better snacking. We craft snacks with bold flavors and unique textures from 100% plant-based ingredients.



South Bronx Unite

H.E.A.R.T.S

The mission of the **Bronx Institute for Urban Systems** is to use GIS Education and Urban Planning principles to improve neglected neighborhoods.

Community Connections for Youth (CCFY) is a New-York based nonprofit organization, whose mission is to mobilize indigenous faith and neighborhood organizations to develop effective community-based alternative-to-incarceration programs for youth. CCFY believes that increasing local community capacity to work with youth in the justice system is the key to reducing youth crime and delinquency, and improving long-term life outcomes for youth.

Radical Health turns the paradigm of top-down healthcare on its head through co-creation with community members to become engaged partners and change agents in their neighborhoods. Radical Health returns the work of healing and addressing disparities to historically marginalized people through community organizing, health tech, and promoting lived experiences.

The Birthing Project seeks to produce better birth outcomes (lowering infant mortality) for women of color through the support, mentoring, encouragement & education from their Sister Friends (extended family and community support/volunteers) for one year after the birth of the babies.

The **Mott Haven Port Morris Community Land Trust** seeks to encourage local participation in land use planning and decision-making by acquiring, developing, and stewarding property in the South Bronx and employing consensus-driven principles to determine the disposition of urban land.

Cumpanis Café seeks to sell healthy and ready-made meals in the Mott Haven community by training and employing justice-involved youth and community members to operate a commercial café space.

Mott Haven-Port Morris Community Land Stewards was founded by a collective of South Bronx organizations to acquire the Lincoln Recovery Center, create permanently affordable housing and homeownership opportunities, and provide low-cost space for cultural, social, artistic and educational initiatives through a community land trust.

South Bronx Unite is a coalition of South Bronx residents, organizations, and allies working together to improve and protect the social, environmental and economic future of the South Bronx.

The National Acupuncture Detoxification Association (NADA), a not-for-profit training and advocacy organization, encourages community wellness through the use of a standardized auricular acupuncture protocol for behavioral health, including addictions, mental health, and disaster & emotional trauma. NADA works to improve access and effectiveness of care through promoting policies and practices that integrate NADA-style treatment with other Western behavioral health modalities.

Friends of Brook Park is a leading community-based environmental organization in the South, South Bronx. We engage youth and adults in organic gardening, Community Supported Agriculture and arts and indigenous cultural events and activities that convey a deep respect for the Natural world. In addition we are strong advocates for environmental justice, waterfront access and green space development.

Taller Experimental de Arte/La Peña del Bronx is a longstanding advocacy and arts group that offers food distribution, immigration assistance, language classes, arts workshops and attention to issues such as domestic violence, addiction and homelessness.

Appendix II

Space Typologies

Space Typologies	Stakeholder/ Exemplar			
Basement commercial kitchen	Mountain Morsels	Pulse Roasted Chickpeas		
Basement storage	TriLatino	SBx Farmers Market		
		NYRP		
Basement workshop	Commonwise	NYRP	Greenworker	UpBeat (instrument repair)
Basement program space	TriLatino	Yuca Arts		
Basement rehearsal space	UpBeat NYC			
Performance space	Upbeat NYC	CCFY	Cinetek	Bronx Filmmakers
Ground floor rehearsal space	Upbeat NYC			
Ground floor storage	Upbeat NYC	Theater company (TBD)		
Ground floor office	Upbeat NYC	Bronx Arts Factory		
	Lit Bar/Cumpanis			CLT/SBU
Ground floor retail	Café			
Second floor office	NYRP			
Second floor suite	Radical Health	The Birthing Project		
		LUL		
Third floor shared office		Foundation	Greenworker	Bronx Culture Collective
Third floor office	Cinetek			
	NYRP	LUL		
		Foundation	Greenworker	Bronx Culture Collective
Third floor conference room	CCFY	LUL		
		Foundation	Greenworker	SUNY Project ATTAIN
Third floor classroom	CCFY		NADA	
Third floor active program space	CCFY	Greenworker		



Appendix III

Time-Sharing Scenarios

Space	Mon - Fri 9 AM - 3PM	Mon - Fri 3:30 PM - 7:30 PM	Mon - Fri 8:00 PM - 10 PM
Black Box Theater	Rehearsal rentals	UpBeat NYC	CCFY meetings/Cinetek
3rd Floor Shared Admin/Program space	South Bronx Farmers Market	LUL Foundation LUL	Bronx Culture Collective
3rd Floor Shared Conf Room	CCFY/NYRP	Foundation/CCFY	Bronx Filmmakers
3rd Floor Active Program Space	CCFY	Cinetek/CCFY--alternate days	
3rd Floor Shared Classroom/Computer Lab Suite	Project ATTAIN	LUL Foundation	BIUS



EXISTING SITE CONDITIONS REPORT:

Prepared by KMP Engineers LLC., November 3rd, 2017.

As per the request of South Bronx Unite and Bagchee Architects, we performed a limited condition visual survey of the Health Center at 140th street in the South Bronx. This inspection was conducted on November 3rd, 2017.

The scope of our survey was:

- To examine the visible elements of the structural brick, columns, trusses and foundations.
- Visually examine condition of accessible roofs and terraces.
- Visually examine accessible interiors and roof to investigate structural cracking and water infiltration damage.
- Visually examine the existing mechanical, electrical, plumbing, and sprinkler systems.
- No probes, material testing and geotechnical investigations of footings and foundations was performed at this phase.
- Analyze available existing drawings for structural details.
- To advise client and architect on repair and stabilization of existing building and proposed new additions.

I. DESCRIPTION OF THE BUILDING

The Health Center is a three story + basement masonry 22,700 sf. building located in the Mott Haven district in the South Bronx. Its front, south facing façade is located on 140th Street. The partially freestanding building is bounded by Willis Playground to the west, Alexander Alley Park to its north and a townhouse with a back yard to its western side. The building is connected with a steel bridge to the Alexander Alley Park.

The building sits on a lot measuring 100'X 100' (10,000 SF area) with a 7500 SF footprint. The basement and second floors are set back fully from the rear and partially from the sides. 10'-13' light wells run along the back and sides of the building. The existing building steps back 40' from the rear lot line at the second and third floors-- creating a large roof terrace at the back of the building. The third-floor steps back 13' from the front and the sides --creating a wrap-around terrace at the third-floor level, in front of the building.

The building was designed by the architect William H. Gompert and opened in 1936 as the "Mott Haven Health Center". In 1970's the facility was converted into an alternative drug rehabilitation facility and re-named the Lincoln Recovery Center. This program continued until 2012 when the program was downsized and moved out of the building. The building has remained vacant since this time and remains in the ownership of the Health and Hospitals Department of New York City.

II. FINDINGS AND RECOMMENDATIONS

The building is overall structurally sound with some areas for structural repair. The remaining systems: Fenestration, HVAC, Electrical, Plumbing, Fire Alarm, Sprinkler, should be upgraded or rebuilt as per recommendations (in bold italics) below.

Roof, Stairs, Bulkhead and Elevators:

The roof membrane appears to be in good condition. There were no visible leaks observed from the 1st, 2nd and 3rd floor ceilings. However, the remaining life of the rolled roofing is nearing completion and we advise that a new roof membrane be installed.

There is evidence of some ponding on the second-floor terrace roof because of improper pitch/compromised rafters and due to water infiltration in the past. Roof shows some deflection at the second-floor terrace which requires that the roofing material be removed and the rafters replaced. All existing gutters need to be cleaned and repaired to allow for proper drainage to occur. The gutter at the south end of the large skylight at the roof needs to be properly sloped and rebuilt.

The two enclosed fire stairs (metal structure with stone treads) are in good condition. Missing fire rated door doors will need to be re-installed to bring building up to code. Main lobby columns will need to be removed to make building handicap accessible.

There appears to be some gaps and cracking of the masonry at bulkhead of stair around the existing window lintels. The corroded lintels need to be replaced and the stair bulkhead brickwork needs to be repaired. The elevator bulkhead has more extensive cracking both in the vertical and horizontal directions. This may be the result of water damage or the sign of more serious structural settling along entire elevator shaft. This needs further probing and investigation. The elevator bulkhead will need a more extensive repair.

The elevator cabin will need to be inspected and tested for compliance. The elevator pit will need to be inspected to verify that sump pump is operational and that there are no visible cracks along the full length of the shaft.

Windows and Skylights:

The double hung aluminum and glass windows replaced the original wood and glass windows at some point in time. These existing windows and the flashing/ insulation around the openings should be tested for compliance with current energy codes. Pending further testing, it is estimated that all windows will need to be replaced with energy compliant ones.

There are a series of small square skylights at the second floor and a large T shaped hipped skylight that extends along 45' X 30' on the third floor of the building. The smaller skylights are in a state of disrepair and should be replaced or removed as per new design intentions.

The large skylight at the third floor is made of an old industrial steel frame. The original (operable and fixed glass panels) have been replaced with ribbed translucent polycarbonate panels that are surface mounted on the steel frame from the outside with copper straps. There is no evidence of leaks in this skylight. To keep this "historic" skylight, the polycarbonate panels will need to be replaced with insulated glass or insulated polycarbonate panels. The retrofitted assembly of existing frame and new insulated panels will need to meet the NYC energy code.

Plumbing:

We recommend a complete re-gut and replacement of existing water and waste disposal systems within the building. All plumbing fixtures need replacement and bathroom stalls need reconfiguring to meet new occupancies (theater, café, offices) and to comply with handicapped access. Connections to existing water and sewer mains will need to be tested further to establish service.

Ejector pump in basement will need to be maintained and pending testing-- will need refurbishment.



Existing Structure:

The structure of the building as deduced from the original blueprints recovered from the Public Design Commission from 1931 appear to be concrete encased structural steel grid of "I" columns and beams with concrete slab floors. The exterior envelope of the building is infill terracotta block/ concrete with finished brick masonry on the outside. The foundation wall at the basement level is concrete and there is a granite base along the front façade of the brick-faced building. The existing windows are double hung aluminum and glass that replaced the original, wood double hung windows, with three pane divided lights as seen on the 1930's photographs of the building. The ornamental bronze panels along the front façade appear to be original. Metal grills and window air-conditioning units appear in the existing window openings.

The foundation and exterior brick wall appears to be in overall good condition. There were no visible cracks in the basement foundation walls. Central and intermediate column and beams supports all through the building appear to be in good condition- no buckling or deflection was observed. In addition, the concrete flooring appears to be level throughout the building. The building has been vacant and unattended since 2012 and shows normal levels of deterioration. Mainly due to improper drainage- clogged gutters and lack of ventilation- there has been some damage to the exterior and interior of the building. The basement and first floor have accumulated mold due to lack of ventilation and moisture entrapment (see mold remediation report). There is a 9X9 VCT tile at the lower level that may contain asbestos. Pending further environmental analysis and testing it is difficult to ascertain other instances of asbestos in the building.

Of more serious concern is the penetration of water from the roof level due to lack of drainage maintenance at all four exterior walls. The walls above the line of the top-level windows on the third floors are bulging and out of plumb. Due to poor maintenance and water infiltration at the parapet walls on the 3rd floor, set back portion, there are visible gaps and the movement of the bricks. The steel lintels above the windows- particularly at levels three and two under the roof parapets are corroded and the brick façade is cracked along these horizontal joints. The corroded steel lintels at the exterior doors and windows will need to be replaced. These upper level brick courses at the third floor will need to be removed and that portion of the upper walls will need to be waterproofed and rebuilt.

There is some evidence of the brick façade repair done in prior years. Pending further probes and material analysis it appears that most of the cracking on the surface bricks is the result of water penetration and not from settling or structural compromise. A full pointing of all brick walls is advisable.

Structural Considerations for proposed modifications and new addition:

As per pre-schematic design drawings by the architect, there is a 2000sf double height theater planned at the rear of the existing building in the basement and first floor of the building. There is also a proposed two-story addition at the second and third floors on top of the existing structure. In order to create a double height space for a theatre at the basement and first floor as proposed, existing columns will need to be removed and new structural beams will be designed to span the open area. This modified structure at the lower levels will also need to be sized to support the proposed load of the new structure at the second and third floors at the rear of the building. A full structural analysis will be required to verify that the existing foundation, footing and columns can support the additional weight for the proposed addition. In the event that the existing structural steel members are not strong enough, additional support with new foundation and footings will be required at the level of the cellar.

Fire Systems:

The sprinkler system will need to be tested and upgraded to confirm full operation. We recommend that all the sprinkler heads be replaced and all piping be reconfigured to meet new layouts for the community center.

The fire alarm system will need to be upgraded to meet new layouts, occupancies and code.

HVAC:

Heating within the building is currently set up as a cast iron steam boiler system. There is no provision within this system for zoning. Existing window air conditioning units are not an efficient way to cool a building of this size.

We therefore recommend a new fully distributed HVAC system with a mechanical room on each floor with multiple zones. A separate HVAC system will be required for the theatre. Given the age of the building, we recommend that the existing oil tank in the basement should be removed and replaced with gas.

Existing gas service to building needs to be tested. The proposed commercial kitchen and café will need additional consideration in terms of gas supply and ventilation.

Electrical System:

Electrical service to building is by three phase four wire service with a capacity of 400 amps. This service appears to be adequate for proposed usage. Given the humidity, water penetration and long-term vacancy we recommend that the electrical system should be updated to meet the need of the renovation and in compliance with electrical codes.

III. DISCLAIMER

This inspection is an indication of the inspector's professional opinion of the condition of this structure, resulting from his/her best efforts under these conditions as of the date of this report. No warrantee or guarantee of the conditions described in this report is expressed or implied by the inspector to anyone requesting, authorizing or interested in the report; and the inspector will not be held liable or responsible for defects not uncovered in the inspection due to obscurity, inaccessibility and/or changes in the condition since the inspection.

IN NO EVENT SHALL LIABILITY EXTEND BEYOND THE FEE FOR SERVICES PROVIDED.

Neither the inspector, nor the company for which the inspector is acting have had, presently have, or contemplate having any interest in the property located at the address above.

Any question with this report should be addressed to the undersigned.

K. Philogene

Ken Philogene, PE



South Bronx Unite

H.E.A.R.T.S

INTERIOR CONDITIONS

Basement



1. Mold at basement level



2. Vacuum Pump

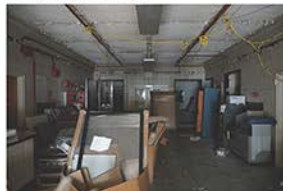


3. Fire Suppression

First Floor



4. Thin panel wall at room 105C



5. Entry Lobby with tile wall



6. Drop ceiling at Room 104

Second Floor



7. Typical room at front



8. Toilet stalls



9. Typical room at back

Second Floor



10. Stair to third floor



11. Typical room condition



12. Skylight Elevator Lobby

Third Floor



South Bronx Unite

H.E.A.R.T.S

EXTERIOR CONDITIONS

Street Views



1. North View: Front



2. South View: side



3. East View: Rear

Window Details



4. Window Typical: Corroded Lintel



5. Front window: Bronze Panel



6. Window cages: AC window units

Masonry



7. Bulging Bricks @ third floor facade



8. Facade at third floor terrace: Corroded lintels, pointing reqd.



9. Cracking at Elevator Bulkhead

Roof



10. Large Skylight and gutter along front facade



11. Skylight Panels and Gutter



12. Cracking of Stair Bulkhead



South Bronx Unite

H.E.A.R.T.S

PRE-SCHEMATIC DESIGN PROPOSAL:

The pre-schematic design proposal by Bagchee Architects maintains the functional use and core architectural criteria developed through the community engagement process. These ideas were developed further through an iterative process of design discussions with South Bronx Unite members and their consultants between July 2018- May 2018 to craft this preliminary architectural proposal for the adaptation of the existing Lincoln Detox Center into the H.E.A.R.T.S Community Center.

The scope of the Pre-schematic design feasibility study undertaken by Bagchee Architects involves the following:

- Preliminary site, zoning and code analysis that establishes the parameters of potential expansion and strategic renovation.
- Preparation of scaled building drawings based on original drawings recovered from the Public Design Commission and Department of Buildings. Pending a full survey of the site, these drawings are the basis of this phase of the study.
- Area Allocation study drawings based on the net area within the building in coordination with the Barretto Bay Strategies report to craft a sustainable balance of tenancy and occupancy.
- Interior site visit to visually document the current state of the building with MEPS engineer and mold remediation inspector.
- Development of architectural scope based on the site visit, engineers report and SBU adaptive reuse concept input.
- Conceptual design for the renovation of existing building, integration of a theater and new two-story addition at the rear of the building beginning at the second-floor terrace.
- Drawings and models that communicate the architectural design intentions and coordination of preliminary design for mechanical, electrical, plumbing and structural systems with engineers.

In addition, Bagchee architects worked in collaboration with the KMP to prepare the cost estimate for construction based on the pre-schematic concept design.

The following section documents an outline of a pre-schematic adaptive design for the renovation of the building. The design takes its inspiration from the spare industrial aesthetic of the building – the skylight at the third floor as well as the bronze metal panels on the front of the building.

The design keeps the new spaces flexible and re-arrangeable while opening up some of the smaller spaces around the perimeter to bring in light and sociability to the interior of the building. A few new openings towards the Willis and Alexander Alley Parks also reconnect the building to the outside. The terraces provide a place to grow plants and vegetables integrating the environmental focus of the many tenants into the building. The intermediate lounges and open core of the building create opportunities to create art installations and collaborative planning workshops.

In summation, the H.E.A.R.T.S Feasibility Report brings together the metrics of zoning, site, building and economic analysis into the conceptual mission and design framework for the H.E.A.R.T.S Community Center. The proposed design puts together the diverse programs and agendas of the Mott Haven - Port Morris community into one building- creating a series of flexible, multifunctional, and inviting spaces to accommodate the health (coded green), education (coded blue) and arts (coded red) programs.

Bronze Panels and Medical Insignia



The Light and Industrial Skylight at Third Floor



South Bronx Unite

H.E.A.R.T.S



Community 3rd Floor



South Bronx Unite

H.E.A.R.T.S

Lot and Zoning Profile

Block
2303

Lot
58

Zoning District
R6

Allowable F.A.R.
2.43

(4.8 with Community Facility Use)

Lot Size
100' X 100'

Lot Area
10,000 SF

Existing F.A.R.
15,250 SF/10,000 SF = 1.52

Additional Allowable F.A.R.
3.26
(Community Facility)

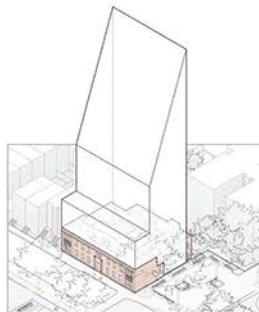
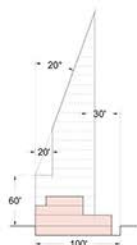
Allowable Frontwall
60'

Existing Frontwall
30'

Front Setback
20'

Rear Setback
30'

*Current building does not follow setback limit on rear.

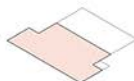


ZONING ENVELOPE

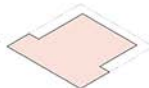
3RD FLOOR
Existing : 3000 SF



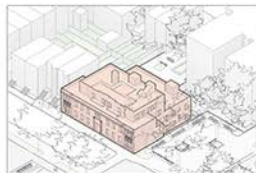
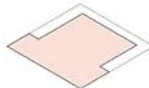
2ND FLOOR
Existing : 4750 SF



1ST FLOOR
Existing : 7500 SF



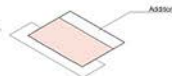
BASEMENT
Existing : 7500 SF



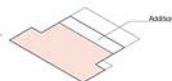
EXISTING
3 Floors + Basement

Total : 22,750 SF
F.A.R. : 15,250

3RD FLOOR
Existing : 3000 SF
New : 1250 SF
Total : 4250 SF



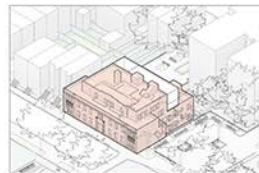
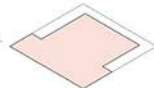
2ND FLOOR
Existing : 4750 SF
New : 1250 SF
Total : 6000 SF



1ST FLOOR
Existing : 7500 SF
New : 2000 SF
Total : 9500 SF



BASEMENT
Existing : 7500 SF
New : 0 SF
Total : 7500 SF



PROPOSED
3 Floors + Basement
Back Addition + Theater

Total New : 500 SF
Total : 23,250 SF
F.A.R. : 15,750



South Bronx Unite

H.E.A.R.T.S



East 140th Street



Alexander's Alley Park



Wills Park and Playground

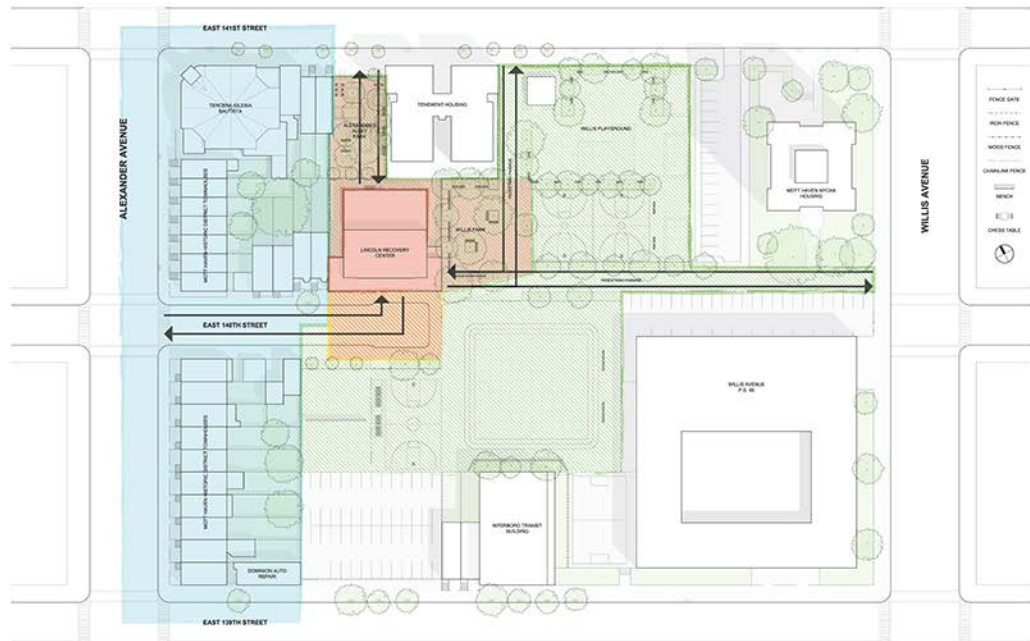


Buildings on the Block



South Bronx Unite

H.E.A.R.T.S

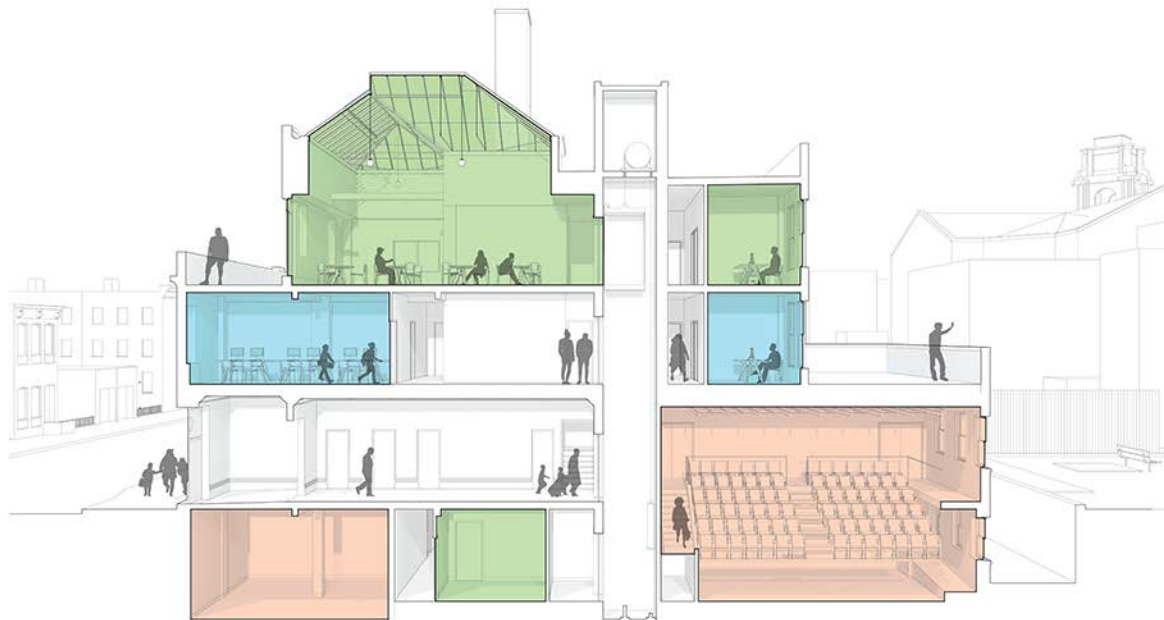


Block Plan



South Bronx Unite

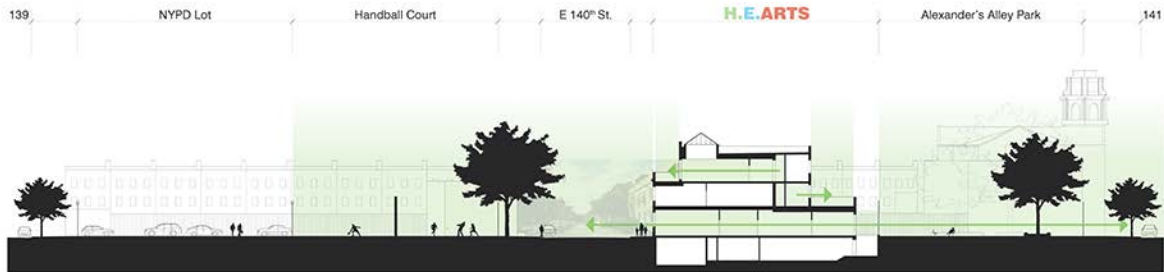
H.E.A.R.TS



South Bronx Unite

H.E.A.R.T.S

Pre-Schematic Design - Sections | BAGCHEE ARCHITECTS | 048

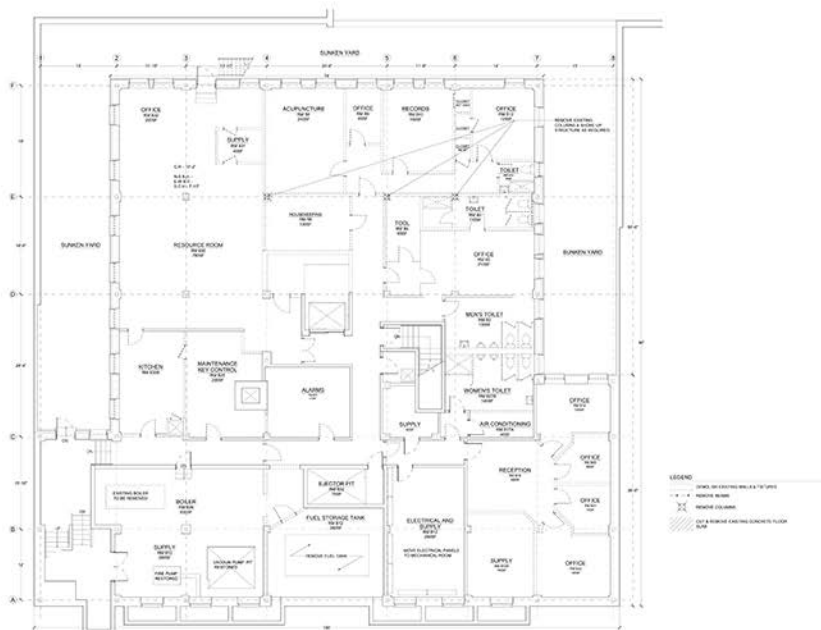


Health, Education, and the Arts - 3rd Floor Conceptual Plan



South Bronx United

H.E.A.R.T.S.



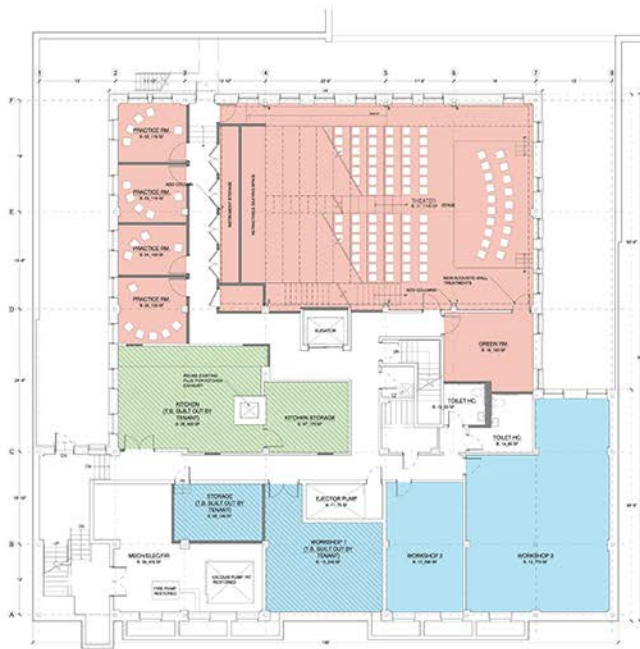
Basement Plan - Demolition

0 1 2 3 4 5 10 20 30
FEET



South Bronx Unite

H.E.A.R.T.S



#	ROOM	AREA
R. 01	THEATER	1745
R. 02	PRACTICE RM.	115
R. 03	PRACTICE RM.	115
R. 04	PRACTICE RM.	150
R. 05	PRACTICE RM.	130
R. 06	KITCHEN	470
R. 07	KITCHEN STORAGE	175
R. 08	STORAGE	145
R. 09	MIDDLECLOFF	425
R. 10	WORKSHOP 1	345
R. 11	ELECTOR PUMP	75
R. 12	WORKSHOP 2	290
R. 13	WORKSHOP 3	775
R. 14	TOILET HC.	85
R. 15	TOILET HC.	50
R. 16	GREEN ROOM	190
	MISC. STORAGE	235
	CIRCULATION	1210
	GROSS SF	6620

PROGRAM KEY

- HEALTH PROGRAM
- EDUCATION PROGRAM
- ARTS PROGRAM
- SHARED PROGRAM
- RECENT BUILD-OUT

LEGEND

- EXISTING TO REMAIN
- NEW INTERIOR WALL
- NEW BRICK RETAIL WALL
- NEW EXTERIOR WALL
- NEW INTERIOR GLASS PARTITION
- NEW COLUMN
- NEW TRUSSED ROOF

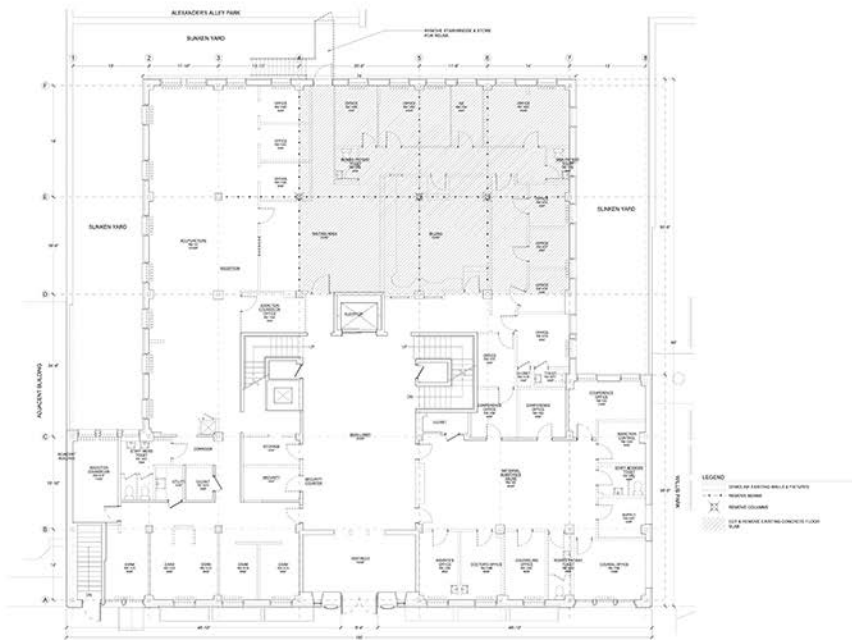
Basement Plan - New

0 10 20 30 FEET



South Bronx Unite

H.E.A.R.T.S



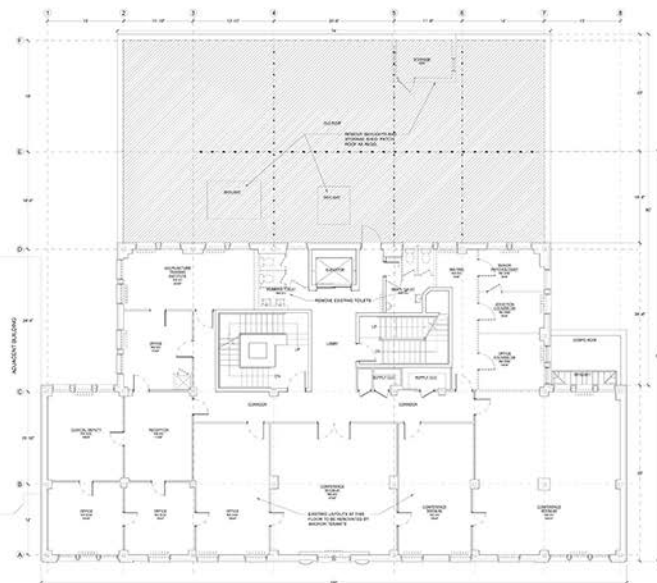
First Floor Plan - Demolition

0 1 2 3 4 5 10 20 30
FEET



South Bronx Unite

H.E.A.R.T.S



- LEGEND
- OPEN UP EXISTING WALL & FLOOR
 - REMOVE ROOM
 - REMOVE COLUMN
 - CUT & REMOVE EXISTING CONCRETE FLOOR SLAB

Second Floor Plan - Demolition

0 1 2 3 4 5 10 20 30
FEET



South Bronx Unite

H.E.A.R.T.S



#	ROOM	AREA
3.01	CLASS RM	215
3.02	WORK RM	115
3.03	MEETING RM	215
3.04	WORK RM	115
3.05	CLASS RM	215
3.06	WORK RM	185
3.07	MECH	95
3.08	WORK RM	210
3.09	WORK RM	185
3.10	LOUNGE	135
3.11	MEETING RM	215
3.12	LOUNGE	145
3.13	WORK RM	150
3.14	WORK RM	175
3.15	WORK RM	115
3.16	TOILET HC	45
3.17	TOILET HC	45
3.18	TOILET HC	60
3.19	KITCHENETTE	95
3.20	EXHIBITION	425
	MISC STORAGE	20
	CIRCULATION	465
	GROSS	3635
	TERACE	1570

PROGRAM KEY

HEALTH PROGRAM	ARTS PROGRAM
EDUCATIONAL PROGRAM	SHARED PROGRAM

LEGEND

EXISTING TO REMAIN
NEW INTERIOR WALL
NEW BRICK RETAIL WALL
NEW EXTERIOR WALL
NEW INTERIOR GLASS PARTITION

NEW COLUMN
NEW TRANSIT BUS STOP

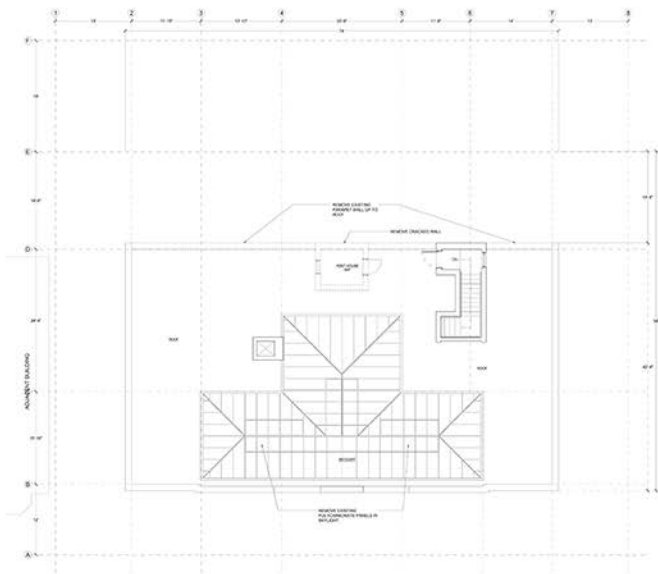
Third Floor Plan - New

0 1 2 3 4 5 10 20 30 FEET



South Bronx Unite

H.E.A.R.T.S



LEGEND

© 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684,

DOI: 10.1002/for

25. **Answer: D** *Reproductive system*

Journal of Management Inquiry 20(4) 409-424

1999

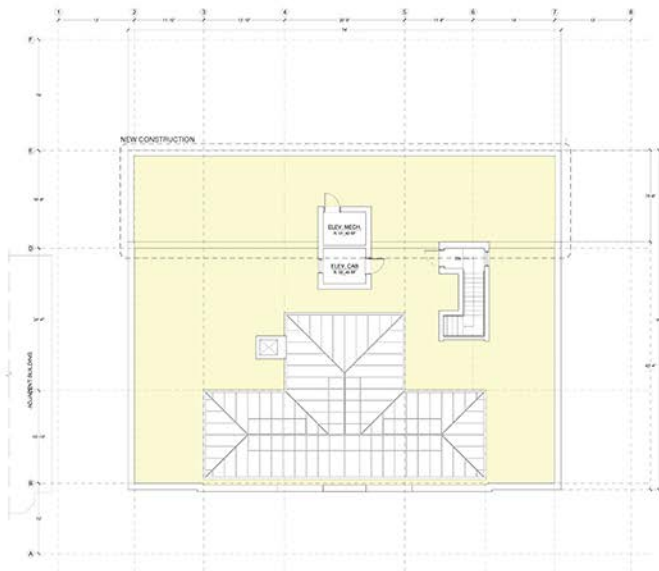
Roof Plan - Demolition

A horizontal number line with arrows at both ends. It is marked with the numbers 0, 10, 20, and 30. There are tick marks at every integer. The number 19 is marked with a dot, and the number 26 is marked with a dot. A line segment connects the two dots, and the number 45 is written below the line segment.



South Bronx Unite

H.E.A.R.TS



#	ROOM	AREA
R-01	ELEV. MECH.	40
R-02	ELEV. CAB.	45
	CIRCULATION	125
	SKYLIGHT	1000
	ROOF TERRACE	2760
	GROSS	4000

PROGRAM KEY

- NEW TO PROGRAM
- RELOCATION PROGRAM
- ADDED PROGRAM
- EXISTING PROGRAM
- REPAIR BUILD-OUT

LEGEND

- EXISTING FLOORING
- NEW INTERIOR WALL
- NEW BRICK INFILL WALL
- NEW EXTERIOR WALL
- NEW INTERIOR GLASS PARTITION
- NEW COLUMN
- NEW TRANSOM BLIND

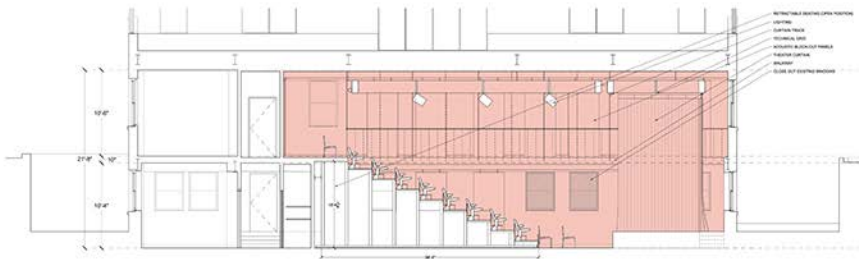
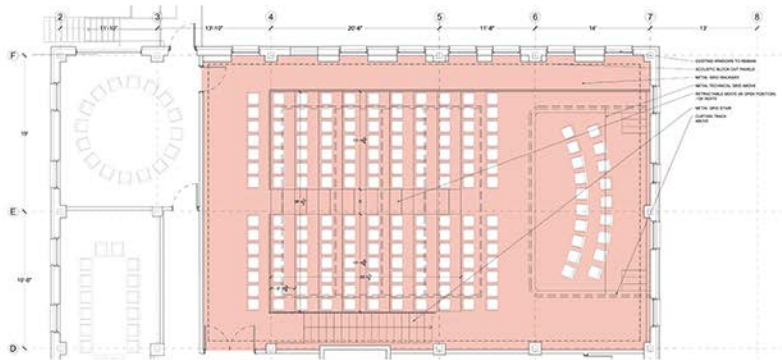
Roof Plan - New

0 1 2 3 4 5 10 20 30 FEET



South Bronx Unite

H.E.A.R.T.S



Theater - For the Arts

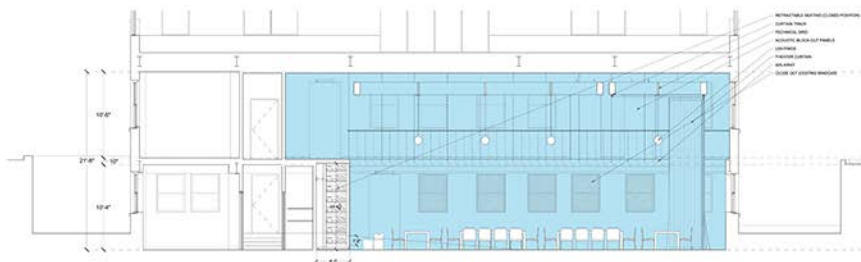
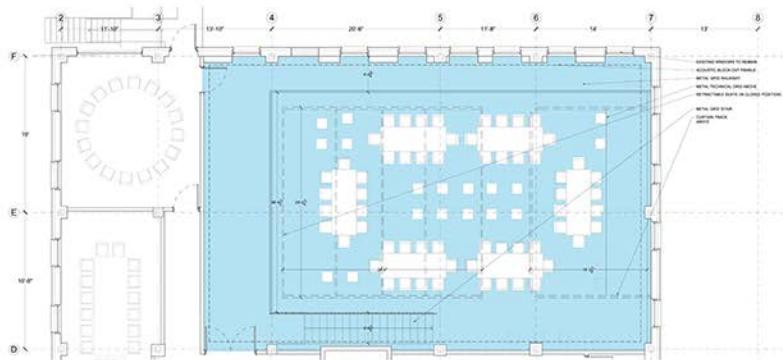


South Bronx Unite

H.E.A.R.T.S

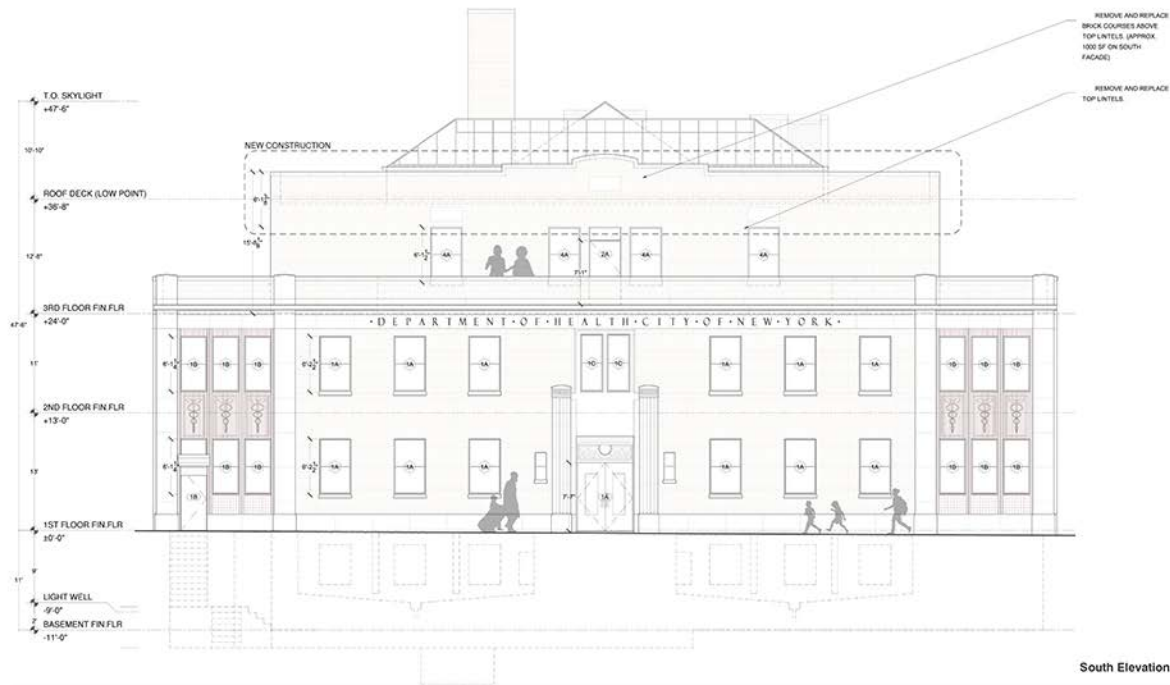


Theater - For Education



South Bronx Unite

H.E.A.R.T.S

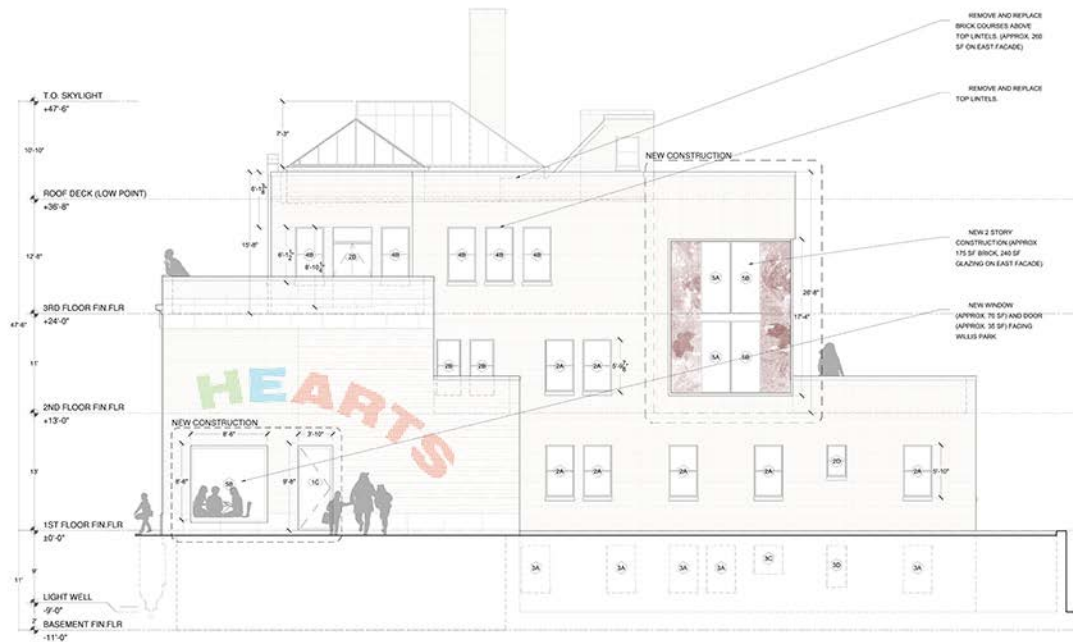


South Elevation



South Bronx Unite

H.E.A.R.T.S

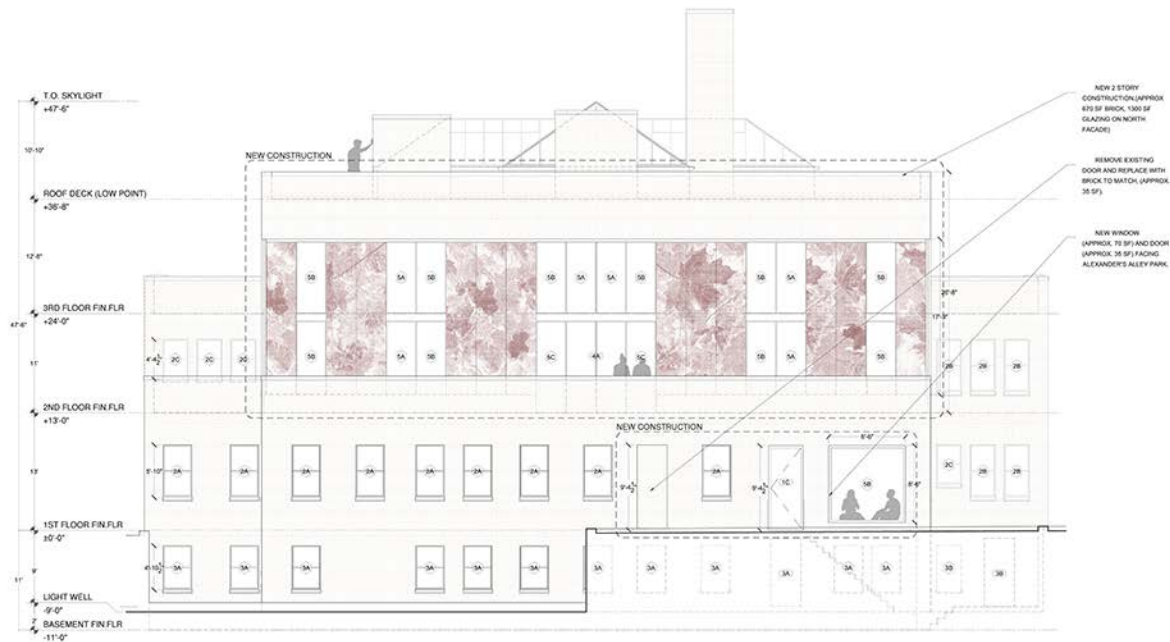


East Elevation



South Bronx Unite

H.E.A.R.T.S



North Elevation



South Bronx Unite

H.E.A.R.T.S



Perforated Steel Cladding



Caixa Forum (2007)
Architect - Herzog & De Meuron



Concrete Trellis



La Tàrrera (2010)
Architect - Frida Escobedo



Corten Steel Paneling



Hebburn Central Community Center (2014)
Architects - FaulknerBrowns Architects



South Bronx Unite

H.E.A.R.T.S



South Bronx Unite

H.E.A.R.T.S

Pre-Schematic Design - Exterior Views | BAGCHEE ARCHITECTS | 066



South Bronx Unit

H.E.A.R.T.S



South Bronx Unite

H.E.A.R.T.S



South Bronx United

H.E.A.R.T.S

ENGINEERS SPECIFICATIONS FOR MEPS:

HVAC

- Bsmt – 15-ton york packaged system
- 1st floor – 15-ton york packaged system
- Theater -20-ton unit packaged system
- 2nd floor – 15-ton york packaged system
- 3rd floor – 15-ton york packaged system
- Tempered fresh air provided for each air handler
- Heating provided through integrated gas furnace
- Ducted system for supply and return

EXHAUST FOR COMMERCIAL KITCHEN

- Kitchen exhaust to extend through roof from hood terminating on mushroom exhaust fan
- Use 18 gauge ss hood
- Use 10 gauge black iron duct
- Use pyro-chem fire suppression system or equivalent

STRUCTURAL

- Use w12x58 for a 40-ft span to create walkway/balcony to left side of theater
- Replace beam at 1st floor to create opening for theater
- Add column to support new beam in event rear wall cannot provide adequate bearing surface for walkway beam (w12x58)
- Add 3 new beams (~ w24x131) to support columns above to create double-height ceiling for theatre
- Add new beam for new addition above 1st floor
- Add new columns and beams for rear addition at 3rd floor

FIRE ALARM

- New fire alarm system for manual & automatic smoke/heat/co detection and sprinkler with pull stations, visual & audible alarms connected to central monitoring station.

PLUMBING

- New piping for sanitary, storm, and supply to accommodate new layout
- New water heater 98 gallons- american water model # bcn3 100t75 nv or equivalent at each floor
- Replace ejector pump with equivalent.
- Verify operation of existing booster pump for sprinkler system; refurbish or replace as required

ELECTRICAL

- Provide new electrical wiring to comply with the new layout for the addition and for the existing building

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CONSTRUCTION COST ESTIMATE

Disclaimer: This is an estimate based on a conceptual design (pre-schematic phase).

In the absence of full access to site to conduct probes and tests this report assumes the structural stability of the foundations.

This estimate does not include the following:

- Furnishings & fittings for offices and cabs (chairs, tables, counters, etc.)
- No major modifications to existing egress stairs.
- Special site work/landscaping/ exterior lighting.
- Scope does not include asbestos or other remediation except as stated below.

Description	Quantity	Unit	\$/Unit	Total \$	Notes
DIVISION 1: GENERAL REQUIREMENTS				\$ 192,000.00	
Sidewalk protection / scaffold to work on exterior, not screening.				\$ 100,000.00	For a period of 1 year
Hoist/ Crank				\$ 30,000	2-3 times
Street Blockage for deliveries				\$ 10,000.00	
Pavement repair interior	18,000	sf	1.50	\$ 27,000.00	2nd floor not included
Probes and Test pits	100	ea	250	\$ 25,000.00	

DIVISION 2: SITEWORK				\$ 443,500.00	
Demolition and shoring up of existing walls and footings at location of new structural beams and reinforcement of columns.	6	ea	10000.00	\$ 60,000.00	
Remove existing bridge and stair- store for reuse. Create new link to Alexander alley park fence for relocated connecting bridge.				\$ 25,000.00	Allowance- needs coordination with parks department.
Remove brick exterior wall at FL 3 - front facade to top of window lintels.	2000	sf	15.00	\$ 30,000.00	Deteriorated brick due to leaking gutter along large skylight
Remove cracked and bulging portion of brick elevator shaft at roof. Remove existing brick roof parapet at rear wall at third floor to accommodate new rear addition.	1000	sf	15.00	\$ 15,000.00	Visible cracking at roof.
Remove all exterior windows and select doors as shown. And corroded Steel lintels.	120	ea	200.00	\$ 24,000.00	Initial removal of brick courses around lintels.
Remove all existing window AC units, compressors and metal casings.	30	ea	250.00	\$ 7,500.00	
Create new openings in brick walls at east and south elevations as shown for new windows and doors.	4	ea	1000.00	\$ 4,000.00	As noted on elevations.
Remove 2 existing skylights at second floor terrace.	2	ea	1500.00	\$ 3,000.00	Skylights in front part of building that have been encased - not included.
Remove all existing furniture and misc. debris.				\$ 10,000.00	Allowance
Remove existing columns and beams on basement and first floor. Shore up existing roof as needed.	20	ea	5000.00	\$ 100,000.00	See demolition plan.
Remove existing partitions including doors and frames within.	1500	sf	25.00	\$ 37,500.00	
Demolish existing toilet rooms and kitchens. Remove all existing plumbing fixtures, supply/ waste pipes, vents, drains and exhausts. Water, waste mains to exterior to be maintained.	4	fl	5000.00	\$ 20,000.00	

Remove all existing radiators and associated pipes and fittings.	80	ea	100.00	\$ 8,000.00	
Remove all existing light fixtures, outlets, switches, associated wiring and conduits.	22000	sf	1.00	\$ 22,000.00	
Remove dropped ceiling tile and framing at basement and second floors.	15000		2.50	\$ 37,500.00	
Remove all existing ductwork and misc. unused piping / vents at basement and second floor.	15000		1.00	\$ 15,000.00	
Cut and remove existing boiler, fuel tank and machinery from basement.				\$ 20,000.00	Allowance
Remove polycarbonate panels at existing metal skylight.	2500	sf	2.00	\$ 5,000.00	

DIVISION 3: CONCRETE				\$ 84,000.00	
Cut slab at first floor for new double height theater and shore up existing slab.	2000	sf	15.00	\$ 30,000.00	
New conc slab over metal decking at additions and terrace.	1800	sf	10.00	\$ 18,000.00	
Core conc floor for conduit and MEP systems as needed.				\$ 10,000.00	Allowance
New precast coping for re-built parapet wall at roof.	200	sf	30.00	\$ 6,000.00	At new addition
New Concrete footing to support new structure.				\$ -	Pending further testing of existing structure (probe/ test pits) we assume existing foundations are able to accommodate new loads.

DIVISION 4: MASONRY				\$ 187,000.00	
Re-build brick parapet and exterior wall above window lintels at third floor level.	2000	sf	20.00	\$ 40,000.00	
Re-build brick elevator shaft and new machine room at roof level.	300	sf	20.00	\$ 6,000.00	
Repoint and repoint exterior masonry all through the building.	10000	sf	5.00	\$ 50,000.00	
New brick facing at 2nd + 3rd floor extension.	3300	sf	20.00	\$ 66,000.00	
Fireproofing.				\$ 25,000.00	

DIVISION 5: METALS				\$ 197,900.00	
New structural steel beams to transfer loads to at double height theater space.	25	tons	5000.00	\$ 125,000.00	
New structural steel columns at extension.	20	tons	5000.00	\$ 100,000.00	
Stiffening of existing steel columns.				\$ 25,000.00	Allowance pending further structural analysis based on probes.
New structural metal stud wall framing at new extension.	2800	sf	8.00	\$ 22,400.00	
New metal deck at second floor and third floor extension as well as at roof for extension and second floor terrace.	3800	sf	15.00	\$ 57,000.00	
Re-install old metal stair and bridge.				\$ 10,000.00	



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Replace corroded window and door lintels at exterior.	130		450.00	\$ 58,500.00		
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DIVISION 6: WOODS, PLASTICS, COMPOSITES

\$ 26,000.00

New counters and cabinets at toilets and lunchrooms.				\$ 20,000.00		
New reception counter with storage				\$ 6,000.00		
Cafeteria by vendor (not included)						

DIVISION 7: THERMAL AND MOISTURE PROTECTION

\$ 222,500.00

Remove roofing material, existing storage room as shown on second floor terrace and strip to structure in location of new addition. Re-build roof at terrace. New roof at addition.	4000	sf	25.00	\$ 100,000.00		
Insulation of existing masonry walls from inside.	1100	lf	75.00	\$ 82,500.00		Furring strips, insulation, gypsum board and finish included.
Insulation and weatherproofing for walls at new addition with interior gyp bd. wall finish.	1000	sf	40.00	\$ 40,000.00		

DIVISION 8: DOORS AND WINDOWS

\$ 640,400.00

Replace all existing double hung windows with new aluminum and glass double hungs to meet energy code.	120		1500.00	\$ 180,000.00		
New replacement aluminum and glass fixed glass windows in new openings in existing brick wall.	2		3000.00	\$ 2,000.00		
Retrofit existing metal skylight at third floor with new insulated polycarbonate panels.	2500	sf	100.00	\$ 250,000.00		Allowance pending further research and design.
New fixed aluminum and glass windows and frames at new extension.	12	ea	1000.00	\$ 12,000.00		
New operable aluminum and glass windows at new extension.	12	ea	2000.00	\$ 24,000.00		
New (single) exterior HM doors.	2	ea	500.00	\$ 1,000.00		
New (single) interior HM doors.	40	ea	500.00	\$ 20,000.00		Second floor not included
New (double) interior HM doors.	10	ea	3000.00	\$ 30,000.00		Second floor not included
New exterior aluminum and glass doors.	6	ea	5000.00	\$ 30,000.00		
New interior glass partitions with sliding and swinging doors.	164	lf	350.00	\$ 58,100.00		Second floor not included
New hardware for all new doors (allowance)				\$ 32,000.00		Second floor interior not included
Perforated metal panel rainscreen on new extension.	1000	sf	20.00	\$ 20,000.00		
Caulking and sealing (at roof and windows)	130	ea	10.00	\$ 1,300.00		

DIVISION 9: FINISHES

\$ 376,700.00

Second floor not included

New interior gypsum wall partitions	500	lf	200.00	\$ 100,000.00		
New rubber baseboards.	10800	lf	4.00	\$ 43,200.00		
Basement floor (except theater) - new VCT tile.	5500	sf	5.00	\$ 27,500.00		
1st and 2nd floors - carpet (allowance)	600	sf	35.00	\$ 21,000.00		
Ceilings - scrape, patch and paint	10000	sf	3.00	\$ 30,000.00		
Ceilings - new drop ceilings/sprouts.	5000	sf	25.00	\$ 125,000.00		

Paint and finish all exterior metal work				\$ 20,000.00		Allowance
Paint and patch stair enclosures.				\$ 10,000.00		Allowance

DIVISION 10: SPECIALTIES

\$ 205,000.00

Floor mounted toilet partitions + Accessories				\$ 25,000.00		Allowance
Remove (200) VAC tile - (potentially asbestos tile) at basement floor.	7000		10.00	\$ 70,000.00		Assumption based on size.
Remove asbestos from pipe insulation.				\$ 30,000.00		Allowance pending further testing
Mold remediation of lower two floors.				\$ 80,000.00		As per testing and estimate provided by Habitat Environmental solutions.

DIVISION 10A: Theater

\$ 617,000.00

Reconfigurable seating for theater				\$ 200,000.00		Allowance
Curtain track and curtain				\$ 10,000.00		Allowance
New metal pipe grid for lighting at theater.				\$ 25,000.00		Allowance
New metal balcony, stair and railing at theater.				\$ 100,000.00		Allowance
Acoustic panels and blackout for theater	24	ea	500.00	\$ 12,000.00		
Theater - wood floors subfloor	2000	sf	50.00	\$ 100,000.00		
Lighting and sound				\$ 50,000.00		Allowance
Separate HVAC - 20 T unit				\$ 120,000.00		

DIVISION 11: EQUIPMENT

\$ 225,000.00

Commercial Kitchen - Ventilation + basic equipment included.				\$ 200,000.00		Appliances and special equipment by others
Kitchenette (fridge, microwave, stovetop)				\$ 25,000.00		

DIVISION 12: FURNISHINGS (PPE not included)

DIVISION 14: CONVEYING EQUIPMENT

\$ 150,000.00

New elevator cab in existing shaft				\$ 150,000.00		Pending a look at the inside of cab, shaft and pit we assume this is a viable option.
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DIVISION 21: FIRE SUPPRESSION

\$ 155,000.00

Sprinkler pipes and sprinkler heads modified to new layouts (allowance)	10000	sf	10.00	\$ 100,000.00		Reuse of existing when possible and anchor tenant floor N/C.
New Alarm and Testing				\$ 30,000.00		
Updating of existing fire main and new vacuum pump.				\$ 25,000.00		Pending further testing of the existing system, report assumes that the existing system is in order.

DIVISION 22: PLUMBING

\$ 156,000.00

New fixtures (sinks, urinals, etc.)	40	ea	2500.00	\$ 100,000.00		
Drinking fountains.	4	per fl	5000.00	\$ 20,000.00		
New ejector pump	1		10000.00	\$ 10,000.00		
Water heater at each floor for hot water supply.	4	ea	1500.00	\$ 6,000.00		
New gas supply to commercial kitchen and mechanical rooms at each floor.	5	ea	4000.00	\$ 20,000.00		
New Gas main from street				\$ 15,000.00		
Roof drainage				\$ 12,000.00		



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DIVISION 23: HVAC						\$ 485,000.00
New heating/cooling packaged system (15 ft)	4	ea	90000.00	\$ 360,000.00		
New ductwork at each floor for distribution of heating, cooling and venting.	1000	ft	25.00	\$ 25,000.00		Allowance
Control Wiring				\$ 100,000.00		Allowance

DIVISION 26: ELECTRICAL (Second floor fixtures N)						\$ 495,000.00
Electrical main distribution				\$ 80,000.00		
All new electrical fixtures in building				\$ 250,000.00		
All new outlets				\$ 15,000.00		includes 5 dedicated outlets
All new switches				\$ 30,000.00		
All new wiring (line and hard conduit, panels and breakers)				\$ 100,000.00		

Total \$5,858,000.00
General Conditions 10% \$ 505,800.00

CONSTRUCTION COSTS \$5,563,800.00

Profit 10% \$ 556,380.00

CONSTRUCTION + PROFIT \$6,120,180.00

Contingency 10% \$ 612,018.00

TOTAL COST OF CONSTRUCTION \$6,732,198.00

Consultants (12%) \$ 807,863.76

Permits/ DOB fees/Expediting Services (8%) \$ 538,575.84

TOTAL SOFT COSTS \$1,346,439.60

TOTAL HARD + SOFT COSTS \$8,078,637.60



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