H.E.ARTS Community Center

Feasibility Report prepared by Bagchee Architects
May 30, 2018

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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.ARTS 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.ARTS 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.ARTS Feasibility Report brings together the metrics of zoning, site, building and economic analysis into the conceptual mission and design framework for the H.E.ARTS Community Center.
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.ARTS Community Center, owned and administrated by the local community land trust.
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
Original plans from the DOB- 1931

Basement

First Floor
Existing Conditions from PDC - 1930’s

Section Through Axis

Southern Facade
Existing Conditions from PDC - 1930's

Southern Facade Details
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.
What is Community? | How is this Shown? | Where is this Shown? | What is this space like?
--- | --- | --- | ---
Home | Accessibility | Barber Shop | Acoustical
Hope | Arts & Culture | Bulletin Board | Accessible
Network | Assisting | Celebration Hall | Beautiful
People | Belonging | Church | Clinical
Relationships | Celebrating | Classroom | Clear
Support | Communicating | Community Center | Comfy
Togetherness | Cooking | Dining Table | Cultural
Unity | Diversity | Events | Emotional
| Eating | Flea Market | Engaging
| Educating | Gallery | Flexible
| Encounters | Green Space | Functional
| Healing | Home | Green
| Independence | Internet | Informative
| Music | Kitchen | Inspiring
| Planning | Library | Inviting
| Public | Living Room | Light
| Resources | Museums | Open
| Safety | Pantry | Optimistic
| Sharing | Parks | Peaceful
| Sheltering | Public Space | Public
| Transparency | Stoop | Safe
| Trust | Street | Spacious
| Unifying | Workshops | Supportive

Carey: Nonprofit Arts Director
Wanda: Mothers on the Move
Jo Ann: Acupuncturist
Danielle: Academic
Victor: La Peña del Bronx
Ivelyse: Radical Health
Rosanne: South Bronx Farmer’s Market
Monxo: South Bronx Unite
Linda: Artist
Ana Maria: South Bronx Unite
Melissa: The Birthing Project
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.ARTS Community Center could be woven into these everyday narratives.
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.
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.ARTS Community Center could respond to these patterns of time and use.
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.
I) Overview

The Study

Barotto 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.ARTS 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 prospected and 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/"CBOs" (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)
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 user-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 leases
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 users 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 &amp; 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 Companis is to connect the community to healthy foods by hands-on cooking, while fostering community through shared meals. (See also: “Social Enterprises”)

South Bronx Unite

H.E.ARTS

Area Allocation Report | BARRETTO BAY STRATEGIES | 027
Education and Training CBO's

- Bronx Innovation Factory/Commonwise seeks to help promote next-gen design and fabrication businesses in the Bronx
- YLUCA Arts' 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 ("ULF Foundation") seeks to build a community of socially conscious college graduates dedicated to Latino achievement and empowerment.
- 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.
- 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, 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 (BxC) 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 BxC increases local cultural to 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 (BxF) 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 Cintelek, 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.

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 entice 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.
- Cumpa's 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 cafe 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 ("CCY") 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. CCY 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 qualité objectives for 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.
Table 1. Preliminary Space Allocation and Rent Roll: Basement

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Proposed Square Footage</th>
<th>Rent/ Sq.Ft.</th>
<th>Risk Level²</th>
<th>Loss Factor²</th>
<th>Risk-Adjusted Monthly Rent³</th>
<th>Risk-Adjusted Annual Rent³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>Shared Commercial Kitchen (Time Share)</td>
<td>1,500</td>
<td>$15.00</td>
<td>High</td>
<td>95%</td>
<td>$93.75</td>
<td>$1,125.00</td>
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<tr>
<td>Basement</td>
<td>Woodworking/ Repair Shop</td>
<td>300</td>
<td>$16.00</td>
<td>Low</td>
<td>5%</td>
<td>$633.33</td>
<td>$7,600.00</td>
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<tr>
<td>Basement</td>
<td>Equipment Storage</td>
<td>300</td>
<td>$16.00</td>
<td>Low</td>
<td>5%</td>
<td>$360.00</td>
<td>$4,560.00</td>
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<tr>
<td>Basement</td>
<td>Equipment Storage</td>
<td>300</td>
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<td>Moderate</td>
<td>50%</td>
<td>$175.00</td>
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<td>Basement</td>
<td>Fitness Space</td>
<td>400</td>
<td>$14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$233.33</td>
<td>$2,800.00</td>
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<tr>
<td>Basement</td>
<td>Apparel design/printing</td>
<td>1,500</td>
<td>$14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$875.00</td>
<td>$10,500.00</td>
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<tr>
<td>Basement</td>
<td>Fabrication Space</td>
<td>1,520</td>
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<td>50%</td>
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<td>Music Rehearsal Space</td>
<td>100</td>
<td>$14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$58.33</td>
<td>$700.00</td>
</tr>
<tr>
<td>Basement</td>
<td>Music Rehearsal Space</td>
<td>100</td>
<td>$14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$58.33</td>
<td>$700.00</td>
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<td>50%</td>
<td>$46.67</td>
<td>$560.00</td>
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<td>Moderate</td>
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<td>$2,100.00</td>
</tr>
<tr>
<td>Basement</td>
<td>Music Lessons Space</td>
<td>100</td>
<td>$14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$58.33</td>
<td>$700.00</td>
</tr>
<tr>
<td>Basement</td>
<td>Music Lessons Space</td>
<td>100</td>
<td>$14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$58.33</td>
<td>$700.00</td>
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<tr>
<td>Ground</td>
<td>Ensemble Rehearsal Space</td>
<td>300</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>Basement</td>
<td>Bathrooms/ Common areas</td>
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<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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.

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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. NYC), often raise 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 more 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, lobby and public gallery, the ground floor represents a substantial community amenity. In the proposed ground floor scenario, two-arts tenant—UpBeats 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, soundproofing, 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 afterschool 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. Cumpanis Café, 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

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Proposed Square Footage</th>
<th>Rent/ Sq.Ft.</th>
<th>Risk Level</th>
<th>Loss Factor</th>
<th>Risk-Adjusted Monthly Rent</th>
<th>Risk-Adjusted Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Reception Desk</td>
<td>130</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ground</td>
<td>150-seat Performance Space/Black Box Theater</td>
<td>2500</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ground</td>
<td>Dressing room (time-share)</td>
<td>100</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ground</td>
<td>Theater Storage</td>
<td>400</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ground</td>
<td>Dressing room</td>
<td>500</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ground</td>
<td>Retail &amp; Inventory Storage</td>
<td>1900</td>
<td>$ 18.00</td>
<td>High</td>
<td>95%</td>
<td>$ 142.30</td>
<td>$ 1,710.00</td>
</tr>
<tr>
<td>Ground</td>
<td>Equipment Storage</td>
<td>500</td>
<td>$ 12.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$ 150.00</td>
<td>$ 1,800.00</td>
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<tr>
<td>Ground</td>
<td>Shared Arts Space</td>
<td>1470</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Ground</td>
<td>Shared Office Space</td>
<td>360</td>
<td>$ 14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$ 211.67</td>
<td>$ 2,600.00</td>
</tr>
</tbody>
</table>

**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 sublease 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 an 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 undertake 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

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Use</th>
<th>Proposed Square Footage</th>
<th>Rent/ Sq.Ft</th>
<th>Risk Level</th>
<th>Loss Factor</th>
<th>Risk-Adjusted Monthly Rent</th>
<th>Risk-Adjusted Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second</td>
<td>Clinical &amp; classroom space</td>
<td>1000</td>
<td>$ 14.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$ 583.33</td>
<td>$ 6,999.96</td>
</tr>
<tr>
<td>Second</td>
<td>Office</td>
<td>3600</td>
<td>$ 20.00</td>
<td>Low</td>
<td>5%</td>
<td>$ 5,700.00</td>
<td>$ 68,400.00</td>
</tr>
<tr>
<td>Second</td>
<td>Bathrooms/ Common Areas</td>
<td>400</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Second</td>
<td>Terrace</td>
<td>750</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Third</td>
<td>Shared Admin &amp; Program Space &amp; Storage</td>
<td>350</td>
<td>$ 12.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$ 350.00</td>
<td>$ 3,500.00</td>
</tr>
<tr>
<td>Third</td>
<td>Office</td>
<td>1650</td>
<td>$ 20.00</td>
<td>Low</td>
<td>5%</td>
<td>$ 2,612.50</td>
<td>$ 31,350.00</td>
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<tr>
<td>Third</td>
<td>Conference Room</td>
<td>300</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Third</td>
<td>Shared Classroom / Computer Lab Suite</td>
<td>575</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Third</td>
<td>Workshop / Classroom</td>
<td>450</td>
<td>$ 12.00</td>
<td>Moderate</td>
<td>50%</td>
<td>$ 225.00</td>
<td>$ 2,700.00</td>
</tr>
<tr>
<td>Third</td>
<td>Bathrooms / Common Area</td>
<td>400</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Third</td>
<td>Shared Program Space</td>
<td>525</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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 upwards1 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 uses (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.

1 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) $11.94; Average operating + fixed costs ($US) $12.47 2) percentage increase from operating to operating + fixed: +43% (FY, per-square-foot average: $11.34 4) (143%)*(0.1194) = $17.07 5) Adjusted for inflation @ 3% per year, for two years) = $17.76.
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 Morsels, and Pulse Roasted Chickpea) 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 nighttime 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 space is creatives and activists doing ‘real stuff’ in the community.”
Bronx Culture Collective

Appendix I

Organization Descriptions

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.

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 (TBF) 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.

LP2: CINE TECH, LTD is a non-profit, film and media arts education program designed for “digital natives” students from historically under-represented communities.

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

The BeArts 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 concerns. The BCC 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 Peninsula Headstart/la Peninsula 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.
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.

Cumpamis 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 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

<table>
<thead>
<tr>
<th>Space Typology</th>
<th>Stakeholder/Exemplar</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement commercial kitchen</td>
<td>Pulse Roasted Chickpeas</td>
<td>Mountain Morsels</td>
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<tr>
<td>Basement storage</td>
<td>Silk Farmers Market</td>
<td>TriLatino</td>
</tr>
<tr>
<td>Basement workshop</td>
<td>Commonwise</td>
<td>NYP</td>
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<td>Basement program space</td>
<td>Yuca Arts</td>
<td>UpBeat NYC</td>
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<td>Basement rehearsal space</td>
<td></td>
<td></td>
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<tr>
<td>Performance space</td>
<td>CCFY</td>
<td>Cinetek</td>
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<tr>
<td>Ground floor rehearsal space</td>
<td>UpBeat NYC</td>
<td>Bronx Filmmakers</td>
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<tr>
<td>Ground floor storage</td>
<td>UpBeat NYC</td>
<td></td>
</tr>
<tr>
<td>Ground floor office</td>
<td>UpBeat NYC</td>
<td></td>
</tr>
<tr>
<td>Ground floor retail</td>
<td>UpBeat NYC</td>
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<tr>
<td>Second floor office</td>
<td>NYP</td>
<td>The Birthing Project</td>
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<td>Second floor suite</td>
<td>Radical Health</td>
<td>Bronx Culture Collective</td>
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<td>Third floor shared office</td>
<td>Cinetek</td>
<td>LUL Foundation</td>
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<td>Third floor office</td>
<td>NYP</td>
<td>Greenworker</td>
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<td>Third floor conference room</td>
<td>CCFY</td>
<td>LUL Foundation</td>
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<tr>
<td>Third floor classroom</td>
<td>CCFY</td>
<td>Greenworker</td>
</tr>
<tr>
<td>Third floor active program space</td>
<td>CCFY</td>
<td>NADA</td>
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</tbody>
</table>

Area Allocation Report | BARRETTO BAY STRATEGIES | 034
<table>
<thead>
<tr>
<th>Space</th>
<th>Mon - Fri</th>
<th>Mon - Fri</th>
<th>Mon - Fri</th>
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<tbody>
<tr>
<td>Black Box Theater</td>
<td>9 AM - 3PM</td>
<td>3:30 PM - 7:30 PM</td>
<td>8:00 PM - 10 PM</td>
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<tr>
<td>Rehearsal rentals</td>
<td>UpBeat NYC</td>
<td>CCFY meetings/Cinetek</td>
<td></td>
</tr>
<tr>
<td>South Bronx Farmers Market</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3rd Floor Shared Admin/Program space</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>LUL Foundation</td>
<td></td>
<td></td>
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<td>Bronx Culture Collective</td>
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<td>3rd Floor Shared Conf Room</td>
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<td>CCFY/NYRP</td>
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<td>3rd Floor Active Program Space</td>
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<td>3rd Floor Shared Classroom/Computer Lab Suite</td>
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<tr>
<td>Project ATTAIN</td>
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<tr>
<td>LUL Foundation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRUS</td>
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</table>
EXISTING SITE CONDITIONS REPORT:


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 is a freestanding building 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 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 down-sized 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.

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 down sized and moved out 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 down sized 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 rafter 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 roof 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 reconfiguration 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.

- To advise client and architect on repair and stabilization of existing building and proposed new additions.
- To examine accessible interiors and roof to investigate structural cracking and water infiltration damage.
- To 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.
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 tancolta 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 wings 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.

Existing Conditions Report

H.E.ARTS

K. Philogene
Ken Philogene, PE
**INTERIOR CONDITIONS**

**Basement**
1. Mold at basement level
2. Vacuum Pump
3. Fire Suppression
4. Thin panel wall at room 105C
5. Entry Lobby with tile wall
6. Drop ceiling at Room 104

**First 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

**Third Floor**
12. Skylight Elevator Lobby
1. North View: Front

2. South View: side

3. East View: Rear

4. Window Typical_Corroded Lintel

5. Front window_Bronze Panel

6. Window cages_AC window units

7. Bulging Bricks @ third floor facade

8. Facade at third floor terrace_Corroded lintels, pointing reqd.

9. Cracking at Elevator Bulkhead

10. Large Skylight and gutter along front facade

11. Skylight Panels and Gutter

12. Cracking at Stair Bulkhead
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.ARTS 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.ARTS Feasibility Report brings together the metrics of zoning, site, building and economic analysis into the conceptual mission and design framework for the H.E.ARTS 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.
Community 3rd Floor
Pre-Schematic Design - Site and Zoning | BAGCHEE ARCHITECTS | 042

Zoning Map, Mott Haven Port Morris, South Bronx, NYC
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.

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: 5500 SF

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

ZONING ENVELOPE

EXISTING
3 Floors + Basement
Total: 22,750 SF
F.A.R.: 15,250

PROPOSED
3 Floors + Basement + Theater
Total New: 500 SF
Back Addition + Theater
F.A.R.: 15,750
Pre-Schematic Design - Site and Zoning | BAGCHEE ARCHITECTS | 044

East 140th Street
Alexander’s Alley Park
Willis Park and Playground
Buildings on the Block
Pre-Schematic Design - Site and Zoning | BAGCHEE ARCHITECTS | 046
Health, Education, and the Arts - 3rd Floor Conceptual Plan
Theater - For the Arts
Pre-Schematic Design - Elevations | BAGCHEE ARCHITECTS | 063

East Elevation

- T.O. SKYLIGHT: 47'-6"'
- ROOF DECK (LOW POINT): 38'-8"
- 3RD FLOOR FIN.FLR: 24'-0"
- 2ND FLOOR FIN.FLR: 13'-0"
- 1ST FLOOR FIN.FLR: 15'-0"
- LIGHT WELL: 5'-0"
- BASEMENT FIN.FLR: 11'-0"

- NEW CONSTRUCTION
- REMOVE AND REPLACE BRICK COURSES ABOVE TOP LINTELS (APPROX. 280 SF ON EAST FACADE)
- REMOVE AND REPLACE TOP LINTELS
- NEW 2 STORY CONSTRUCTION (APPROX. 175 SF BRICK, 243 SF GLAZING ON EAST FACADE)
- NEW WINDOW (APPROX. 70 SF) AND DOOR (APPROX. 35 SF) FACING WILLES PARK.
NEW CONSTRUCTION

T.O. SKYLIGHT
47'-6"

10'-10"

ROOF DECK (LOW POINT)
36'-8"

12'-6"

3RD FLOOR FIN.FLR
24'-0"

47'-6"

2ND FLOOR FIN.FLR
15'-0"

11'

1ST FLOOR FIN.FLR
05'-0"

11'

LIGHT WELL
09'-0"

BASEMENT FIN.FLR
-11'-0"

NEW WINDOW
(APPROX. 75 SF) AND DOOR (APPROX. 35 SF) FACING ALEXANDER'S ALLEY PARK.

REMOVE EXISTING DOOR AND REPLACE WITH BRICK TO MATCH, (APPROX. 35 SF).

NEW 2 STORY CONSTRUCTION (APPROX. 675 SF BRICK, 1300 SF GLAZING ON NORTH FAÇADE).

North Elevation
Caixa Forum (2007)
Architect - Herzog & De Meuron
Perforated Steel Cladding

La Tallera (2010)
Architect - Frida Escobedo
Concrete Trellis

Hebburn Central Community Center (2014)
Architects - FaulknerBrowns Architects
Corten Steel Paneling
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 bootser 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

Kenneth Philogene, PE
kphilogene@verizon.net
### 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 cafes (chairs, tables, counters, etc.)**
- **No major modification to existing access stair.**
- **Special allowance for landscaping/ exterior lighting.**

Scope does not include asbestos or other remediation except as stated below.

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>$/Unit</th>
<th>Total $</th>
<th>Subtotal Trades</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DIVISION 1: GENERAL REQUIREMENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Sidewalk protection / scaffold to work on exterior, net screening</td>
<td></td>
<td></td>
<td>$ 100,000.00</td>
<td>For a period of 2 year</td>
<td></td>
</tr>
<tr>
<td>Horse Trail</td>
<td>3</td>
<td>EA</td>
<td>$ 30,000.00</td>
<td>90,000.00</td>
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<tr>
<td>Street barricade for deliveries</td>
<td></td>
<td></td>
<td>$ 18,000.00</td>
<td>Allowance</td>
<td></td>
</tr>
<tr>
<td>Patch and repair interior</td>
<td>18,000 sf</td>
<td></td>
<td>$ 37,000.00</td>
<td>For floor not included</td>
<td></td>
</tr>
<tr>
<td>Probes and Test pits</td>
<td>100 ea</td>
<td></td>
<td>$ 25,000.00</td>
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<td></td>
</tr>
</tbody>
</table>

**DIVISION 2: SITE WORK**

- Demolition and shoring up of existing walls and footings at location of new structural beams and reinforcement of columns. 6 ea $ 60,000.00
- Remove existing bridge and stair for reuse. Create new link to Alexander alley 1000 sf $ 75,000.00
- Remove brick exterior wall at FL 3 - front facade to top of wall line $ 15,000.00
- Remove cracked and bulging portion of brick elevator shaft at roof $ 15,000.00
- Remove all equipment and site improvements as shown. And corroded Steel and concrete 120 ea $ 14,000.00
- Remove all existing windows and select doors as shown. And corroded Steel and concrete 10 ea $ 7,500.00
- New openings in brick walls at east and south elevations as shown for new windows and doors 4 ea $ 4,000.00
- New concessions to support new structure 2 ea $ 3,000.00
- New steel at second floor extension 2 ea $ 5,000.00
- New steel at second floor extension 2 ea $ 7,000.00
- New steel at second floor extension 2 ea $ 9,000.00
- New steel at second floor extension 2 ea $ 11,000.00
- New steel at second floor extension 2 ea $ 13,000.00
- New steel at second floor extension 2 ea $ 15,000.00
- New steel at second floor extension 2 ea $ 20,000.00

**DIVISION 3: CONCRETE**

- Cut slab at first floor for new double height theater and shore up existing slab. 2000 sf $ 30,000.00
- New concrete over metal decking at addition and terrace. 3000 sf $ 30,000.00
- Core core for finish and MEP systems as needed. 1000 sf $ 10,000.00
- New precast coping for re-built parapet wall $ 6,000.00
- New concrete footing to support new structure $ 0.00

**DIVISION 4: MASONRY**

- Re-build brick parapet and exterior wall above window lintels at third floor level. 2000 sf $ 40,000.00
- Re-build brick elevator shaft and new machine room at roof level 300 sf $ 6,000.00
- New brick facing at 2nd + 3rd floor extension 3300 sf $ 50,000.00
- Fireproofing 2000 sf $ 20,000.00

**DIVISION 5: METALS**

- New structural steel beams to transfer loads to at double height theater space. 25 tons $ 125,000.00
- New structural steel columns at extension. 20 tons $ 100,000.00
- New structural metal stud wall framing at new extension. 2800 sf $ 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 $ 57,000.00
- Re-install old metal stair and bridge 50,000 sf $ 10,000.00

**Summary**

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>$/Unit</th>
<th>Total $</th>
<th>Subtotal Trades</th>
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<tr>
<td><strong>Total Cost</strong></td>
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<td>$ 192,000.00</td>
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<tr>
<td><strong>DIVISION 2: SITE WORK</strong></td>
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<td></td>
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<td>$ 445,500.00</td>
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<tr>
<td><strong>DIVISION 3: CONCRETE</strong></td>
<td></td>
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<td>$ 84,000.00</td>
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<td><strong>DIVISION 4: MASONRY</strong></td>
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<td>$ 187,000.00</td>
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<td><strong>DIVISION 5: METALS</strong></td>
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<td></td>
<td></td>
<td>$ 397,900.00</td>
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<td><strong>Total Cost</strong></td>
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<tr>
<td><strong>DIVISION 6: WOODS, PLASTICS, COMPOSITS</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$26,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New counters and cabinets at toilets and kitchenettes.</td>
<td></td>
<td></td>
<td><strong>$20,000.00</strong></td>
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</tr>
<tr>
<td></td>
<td>New reception counter with storage</td>
<td></td>
<td></td>
<td><strong>$6,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other by vendor (not included)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>DIVISION 7: THERMAL AND MOISTURE PROTECTION</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$222,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remove roof materials, 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.</td>
<td>4600 sf</td>
<td></td>
<td><strong>$100,000.00</strong></td>
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<tr>
<td></td>
<td>Insulation of existing masonry walls from inside.</td>
<td>1100 ft²</td>
<td></td>
<td><strong>$82,500.00</strong></td>
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</tr>
<tr>
<td></td>
<td>Insulation and wallproofing for walls at new addition with interior gyp bd. wall finish.</td>
<td>1000 sf</td>
<td></td>
<td><strong>$40,000.00</strong></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 8: DOORS AND WINDOWS</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$640,401.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replace all existing double hung windows with new aluminum and glass double hungs to meet energy code.</td>
<td>120</td>
<td></td>
<td><strong>$300,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New replacement aluminum and glass fixed glazing windows in new openings in existing brick wall.</td>
<td>2</td>
<td></td>
<td><strong>$2,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Retrofit existing metal weights at third floor with new insulated polycarbonate panels.</td>
<td>2500 sf</td>
<td></td>
<td><strong>$250,000.00</strong></td>
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<tr>
<td></td>
<td>New fixed aluminum and glass windows and frames for new extension.</td>
<td>12 ea</td>
<td></td>
<td><strong>$12,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New operable aluminum and glass windows for new extension.</td>
<td>12 ea</td>
<td></td>
<td><strong>$24,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New (single) exterior HM doors.</td>
<td>2 ea</td>
<td></td>
<td><strong>$1,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New (single) exterior HM doors.</td>
<td>2 ea</td>
<td></td>
<td><strong>$1,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New (double) interior HM doors.</td>
<td>10 ea</td>
<td></td>
<td><strong>$10,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New exterior aluminum and glass doors.</td>
<td>0 ea</td>
<td></td>
<td><strong>$0.00</strong></td>
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</tr>
<tr>
<td></td>
<td>New interior glass partitions with sliding and swinging doors.</td>
<td>166 ft²</td>
<td></td>
<td><strong>$58,100.00</strong></td>
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<tr>
<td></td>
<td>New hardware for all new doors (allowance).</td>
<td></td>
<td></td>
<td><strong>$32,000.00</strong></td>
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<tr>
<td></td>
<td>Perforated metal panel rear screen on new extension.</td>
<td>1000 ft²</td>
<td></td>
<td><strong>$20,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Caulking and sealing (at roof and windows).</td>
<td>1000 ft²</td>
<td></td>
<td><strong>$1,100.00</strong></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 9: FINISHES</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$376,701.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New interior gyp wall partitions</td>
<td>500 ft²</td>
<td></td>
<td><strong>$100,000.00</strong></td>
<td></td>
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<tr>
<td></td>
<td>New rubber backswalls.</td>
<td>10800 ft²</td>
<td></td>
<td><strong>$41,200.00</strong></td>
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<tr>
<td></td>
<td>Basement floor (except theater) - new VCT tile.</td>
<td>5500 ft²</td>
<td></td>
<td><strong>$27,500.00</strong></td>
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<tr>
<td></td>
<td>3rd and 3rd floors - carpet (allowance).</td>
<td>600 sq yd</td>
<td></td>
<td><strong>$21,000.00</strong></td>
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</tr>
<tr>
<td></td>
<td>Ceilings: Strips, patch and paint</td>
<td>10000 ft²</td>
<td></td>
<td><strong>$30,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceilings: Acoustical (allowance).</td>
<td>5000 ft²</td>
<td></td>
<td><strong>$125,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Paint and finish all exterior metal work</td>
<td></td>
<td></td>
<td><strong>$20,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Paint and patch stair enclosures</td>
<td></td>
<td></td>
<td><strong>$10,000.00</strong></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 10: SPECIALTIES</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$265,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor mounted toilet partitions + Accessories</td>
<td></td>
<td></td>
<td><strong>$25,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remove (900) VAT tile (potentially asbestos tile) at basement floor.</td>
<td>7000 sf</td>
<td></td>
<td><strong>$70,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remove asbestos from pipe insulation.</td>
<td></td>
<td></td>
<td><strong>$40,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mold remediation of lower two floors.</td>
<td></td>
<td></td>
<td><strong>$80,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assumption based on size.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 10A: THEATER</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$617,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Retractable seating for theater</td>
<td></td>
<td></td>
<td><strong>$200,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Curtain track and curtain</td>
<td></td>
<td></td>
<td><strong>$10,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New metal pipe grid for lighting at theater.</td>
<td></td>
<td></td>
<td><strong>$25,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New metal balcony, stair and railing at theater.</td>
<td></td>
<td></td>
<td><strong>$100,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Acoustical panels and blackboard for theater</td>
<td></td>
<td></td>
<td><strong>$12,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Theater: wood floors subfloor</td>
<td>2000 ft²</td>
<td></td>
<td><strong>$108,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lighting and sound</td>
<td></td>
<td></td>
<td><strong>$100,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Separate HVAC, 20 T unit</td>
<td></td>
<td></td>
<td><strong>$120,000.00</strong></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 11: EQUIPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$223,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Commercial kitchen - ventilation + basic equipment included</td>
<td></td>
<td></td>
<td><strong>$200,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Appliances and special equipment by others</td>
<td></td>
<td></td>
<td><strong>$25,000.00</strong></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 12: FURNISHINGS (FFE not included)</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$150,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New elevator cab in existing shaft</td>
<td></td>
<td></td>
<td><strong>$150,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pending a look at the inside of cab, shaft and pit we assume this is a viable option.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 21: FIRE SUPPRESSION</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$150,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sprinkler pipes and sprinkler heads modified to new layout (allowance).</td>
<td>10000 sf</td>
<td></td>
<td><strong>$100,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fire Alarm and Testing</td>
<td></td>
<td></td>
<td><strong>$30,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Upgrading of existing fire main and new vacuum pump</td>
<td></td>
<td></td>
<td><strong>$25,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pending further testing of the existing system, report assumes that the existing system is in order.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DIVISION 22: PLUMBING</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$156,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New fixtures (toilets, etc., arrivals).</td>
<td>40 ea</td>
<td></td>
<td><strong>$100,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Drivking fountain</td>
<td>4 per ft</td>
<td></td>
<td><strong>$250,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New siphon pump</td>
<td>4 ea</td>
<td></td>
<td><strong>$100,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New water heater at each floor for hot water supply.</td>
<td>4 ea</td>
<td></td>
<td><strong>$600,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New gas supply to commercial kitchen and mechanical rooms at each floor.</td>
<td>3 ea</td>
<td></td>
<td><strong>$20,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>New gas: main from street</td>
<td></td>
<td></td>
<td><strong>$15,000.00</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Roof drainage</td>
<td></td>
<td></td>
<td><strong>$12,000.00</strong></td>
<td></td>
</tr>
</tbody>
</table>
**DIVISION 21: HVAC**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>New heating/cooling packaged system (15 T)</td>
<td>4</td>
<td>ea</td>
<td>$360,000.00</td>
</tr>
<tr>
<td>New ductwork at each floor for distribution of heating, cooling and venting</td>
<td>1000 ft</td>
<td>25.0</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Control wiring</td>
<td></td>
<td></td>
<td>$100,000.00</td>
</tr>
</tbody>
</table>

**DIVISION 26: ELECTRICAL (Second floor fixtures N/A)**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical main distribution</td>
<td>$80,000.00</td>
</tr>
<tr>
<td>All new electrical fixtures in building</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>All new outlets</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>All new switches</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>All new wiring flex and hard conduit, panels and breakers</td>
<td>$100,000.00</td>
</tr>
</tbody>
</table>

**Total** $5,858,000.00

**General Conditions 10%** $585,800.00

**CONSTRUCTION COSTS** $6,443,800.00

**Profit 10%** $656,380.00

**CONSTRUCTION + PROFIT** $7,100,180.00

**Contingency 10%** $614,018.00

**TOTAL COST OF CONSTRUCTION** $7,714,198.00

**Consultants 12%** $897,062.26

**Permits/ DOB Fees/Expediting Services 18%** $538,857.84

**TOTAL SOFT COSTS** $1,435,920.10

**TOTAL HARD + SOFT COSTS** $8,149,118.10