AFFORDABLE HOUSING

HANAC CORONA SENIOR RESIDENCES

LOCATION:
Corona, NY

OWNER:
HANAC, Inc.

AREA:
50,000 ft^2

HANAC

HANAC, Inc. is a nonprofit organization that provides affordable housing for New York City's senior citizens, as well as community outreach programs. Their building in the Corona neighborhood of Queens is unique in that it will provide over 60 affordable residential apartments to seniors while using a Passive House model.

Passive House Design

New York Engineers designed this project with Passive House design in mind. Passive House design utilizes specific methods for insulation and ventilation that maximize energy efficiency for the life of the building and keep long-term costs down for owners and residents.

MEP/FP Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection engineering design for this project.

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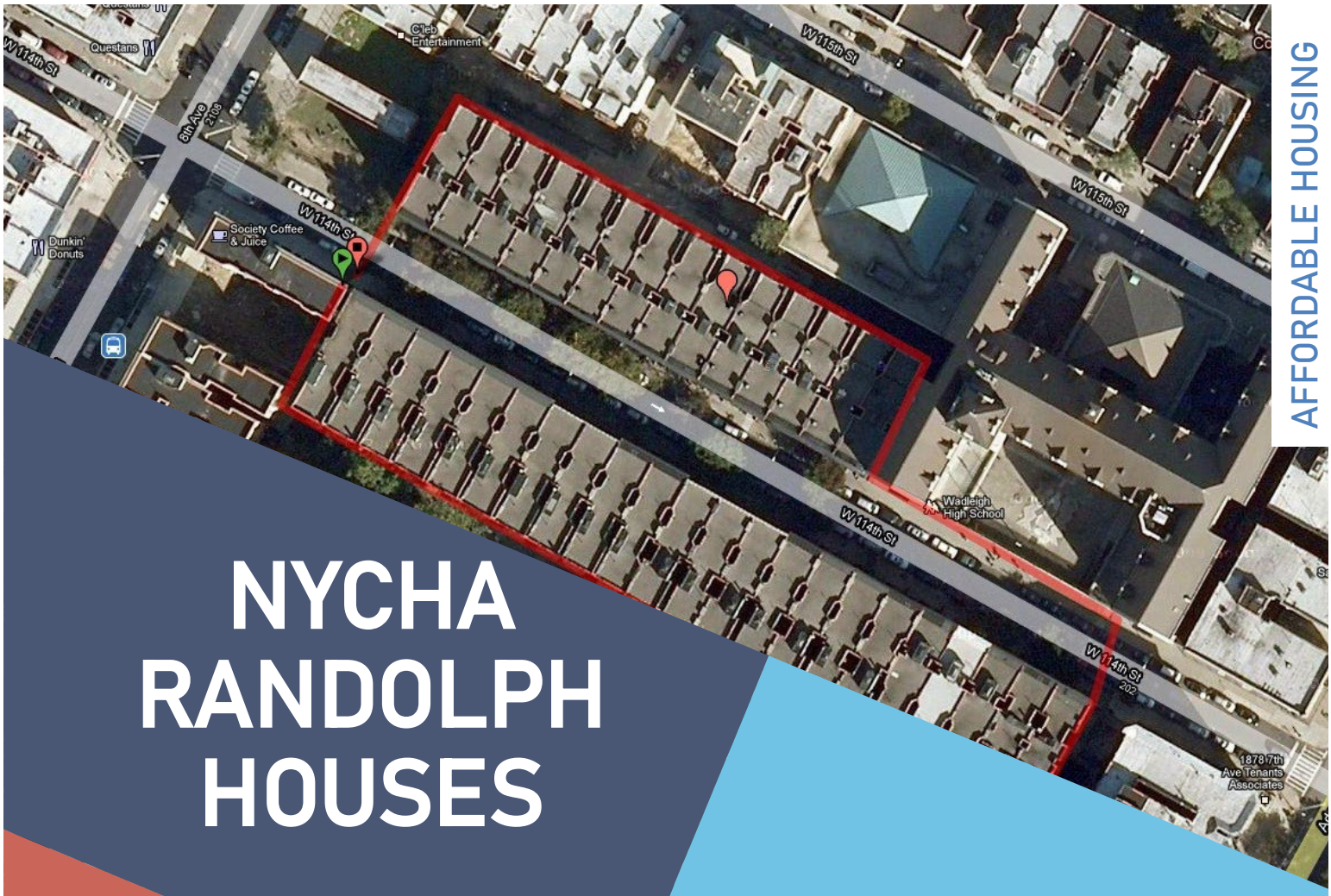
AFFORDABLE HOUSING



NYCHA RANDOLPH HOUSES

PROJECT:
New York, NY

OWNER:
New York City Housing Authority (NYCHA)

AREA:
300,000 ft^2

NYCHA

NYCHA is the largest public housing authority in the United States with 334 housing developments in New York City and a resident population over 400,000.

MEP/FP Design

A master plan was produced to upgrade an existing 36 building site with more light, air, and modern energy efficient mechanical, electrical, and plumbing systems. New York Engineers performed detailed surveys of all mechanical, electrical, and plumbing systems to determine the equipment's condition and the best way to upgrade them. The project met the guidelines of The State Historic Preservation Office (SHPO). NYCHA used the master plan for financial planning and it was issued as part of an RFP for developers to finish design and build.

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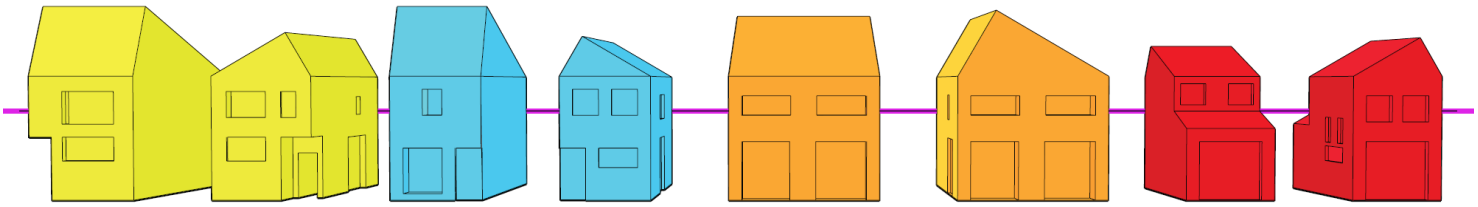

AFFORDABLE HOUSING

NET-ZERO HABITAT

LOCATION:
Queens, NY

OWNER:
Habitat for Humanity NYC

AREA:
19,500 ft^2

HABITAT FOR HUMANITY

Habitat for Humanity NYC has adapted the model to work in New York City's complex urban building environment. They acquire land and buildings from the New York City Department of Housing Preservation and Development and other governmental agencies for a nominal fee. Professional architects design the buildings and professional contractors build the exterior shells to conform to the city's strict building code. Once the exterior is complete, volunteers and Habitat NYC homebuyers build the interiors and complete the finish work.

Modular Construction Methods

All 13 of these properties will be prefabricated offsite. The projects are designed to be to Net-Zero standards, and will aim to afford the occupants a net zero energy bill. The projects are expected to be completed in 2021.

MEP/FP Passive House Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection engineering design for this project, as well as construction administration services. The project will be certified to Passive House standards, to effectively reduce the heating and cooling loads within the buildings and provide a meaningful reduction in impact on their ecological footprints.

NEWYORK ENGINEERS

AFFORDABLE HOUSING

BETHANY SENIOR TERRACES

LOCATION:
Brooklyn, NY

OWNER:
RiseBoro Community Partnership

AREA:
39,200 ft^2

BETHANY SENIOR TERRACES

Bethany Terraces is a four-story senior housing facility containing 64 studio apartments and one one-bedroom apartment. The project was designed to Passive House (PHIUS) Standards, Enterprise Green Communities Standards, and NYSERDA Multifamily New Construction Program (Tier 3).

Modular Construction Methods

New York Engineers designed this project with modular construction methods in mind. We coordinated with the modular unit builder, architect, and design team to ensure that all base building systems came together during the construction process. The building consists of community spaces, program offices, and a commercial kitchen. Expected completion of the building for occupancy is in 2020.

MEP/FP Passive House Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection engineering design for this project, as well as construction administration services. We also provided all new utilities and special inspections. We delivered the project in Revit and designed it to Passive House standards. The project also includes a near Net-Zero design with a rooftop solar array.

NEWYORK ENGINEERS

AFFORDABLE HOUSING

WOODLAWN SENIOR LIVING

LOCATION:
Bronx, NY

OWNER:
RiseBoro Community Partnership

AREA:
52,000 ft^2

WOODLAWN SENIOR LIVING

Woodlawn Senior Living is a new three-story, 80-unit affordable independent residence for seniors (AIRS). The building has community space on the ground floor and is designed to Passive House Standards.

MEP/FP Passive House Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection design for this project. We delivered the project in Revit, and designed it to rigorous Passive House Standards. We also provided all utility filings for water, electric, and sewer.

NEWYORK ENGINEERS

AFFORDABLE HOUSING

COMMUNITY ACCESS

LOCATION:
Bronx, NY

OWNER:
Community Access

AREA:
150,000 ft^2

COMMUNITY ACCESS

Community Access is a non-profit organization dedicated to expanding opportunities for people living with mental health concerns to live, work, and recover with access to affordable housing, healthcare, career training and education, and advocacy and support.

MEP/FP Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection design for Community Access's newest development, the 150,000 sf mixed-use building on Bruckner Boulevard in the Bronx. The cellar and first floor will house community spaces while floors 2-10 will be residential spaces. Community space will also be integrated through all residential floors, and all floors will feature Passive House, NYSERDA Tier 3, and Enterprise Green Communities design for environmental efficiency. We delivered the drawings in

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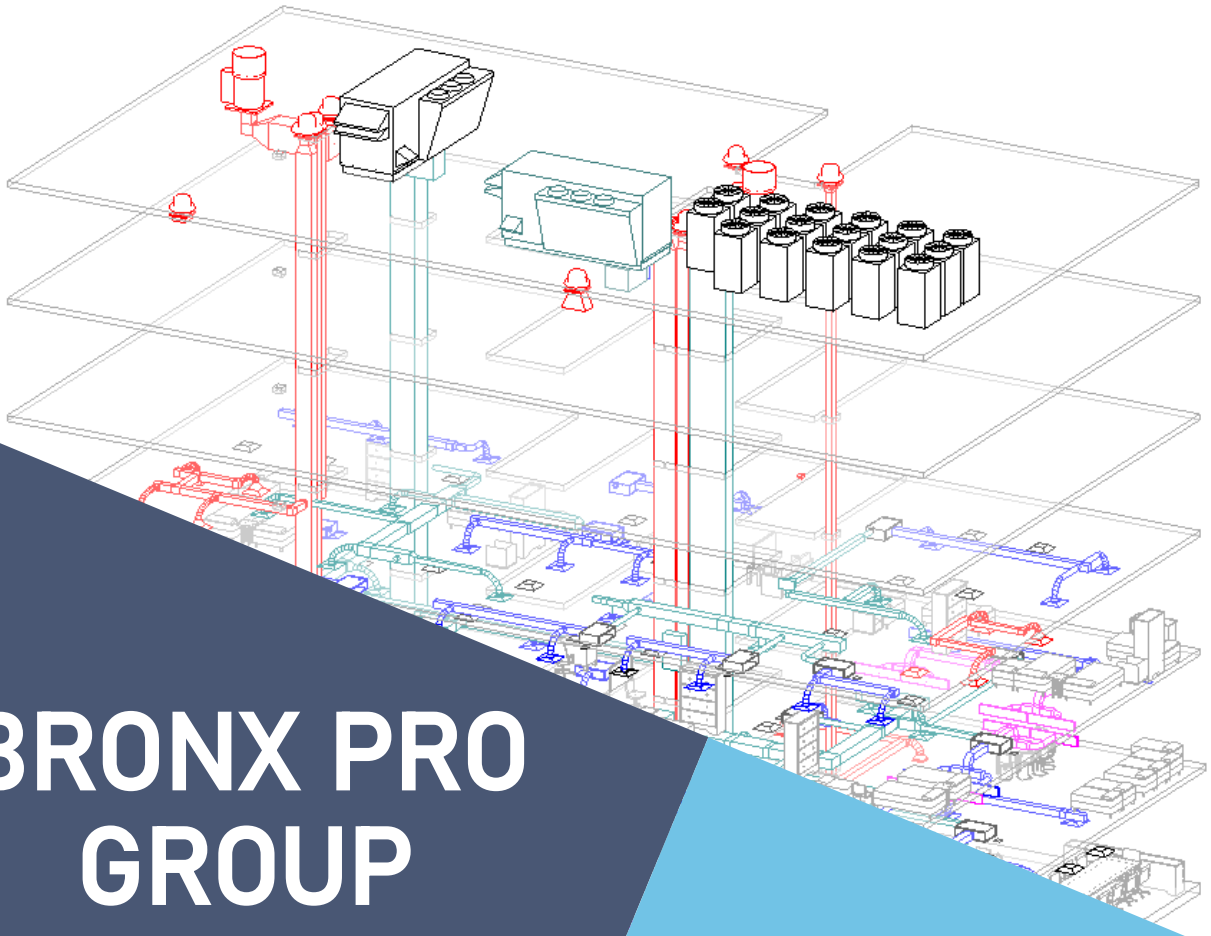
AFFORDABLE HOUSING



BRONX PRO GROUP

LOCATION:
Bronx, NY

OWNER:
Bronx Pro Group

AREA:
40,000 ft^2

Bronx Pro Group

Founded by community activist leader Evelina Lopez Antonetty in 1966 as a not-for-profit organization, United Bronx Parents (UBP) set out to improve the standard of education of the South Bronx public school system. Initially composed of neighborhood parents, the UBP soon after persuaded local businesses to join their cause and strengthen their efforts to challenge community issues such as bilingual education, unfair minority hiring practices, decentralization and community control of local schools. Decades later, UBP has expanded into a multi-program organization that provides a wide range of services such as emergency food programs, housing, day care, family planning, medical assessments, counseling, recreational activities, bilingual adult education, as well as programs that educate and treat those with substance abuse issues and HIV.

MEP/FP Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection engineering design for the organization's newest building comprised of 32 apartments, daycare, community facility, cafeteria, and office space. We delivered the project in REVIT.

NEWYORK ENGINEERS

AFFORDABLE HOUSING

CATCH – MULTIPLE PROPERTIES

LOCATION:
Various Buildings
New York and Brooklyn, NY

OWNER:
The Parodneck Foundation for Self-Help Housing and Community Development, Inc.

AREA:
30,000 ft^2

The Parodneck Foundation

The Parodneck Foundation runs several programs, including CATCH, to help provide safe, affordable housing and neighborhood improvements to low and moderate income residents throughout New York City.

MEP/FP Design

Working in conjunction with The Parodneck Foundation/CATCH, New York Engineers provided mechanical engineering consulting services for boiler upgrades and replacements through several buildings in Manhattan and Brooklyn.

The project consisted of surveys, design, and filing for backflow preventers (RPZs), boilers, hot water heaters, and gas lines for the following buildings.

- 377 Edgecombe Avenue, New York, NY
- 234 Bradhurst Avenue, New York, NY
- 201 West 144th Street, New York, NY
- 261 West 116th Street, New York, NY
- 270 Rochester Avenue, Brooklyn, NY

NEWYORK ENGINEERS

AFFORDABLE HOUSING

116 SUYDAM STREET

LOCATION:
Brooklyn, NY

OWNER:
Badillo Partners, LLC

AREA:
91,500 ft^2

Manatus Development

Manatus Development is developing two new buildings in the Bushwick section of Brooklyn. A former church building was demolished to make way for mixed-use buildings with addresses on Suydam Street and Hart Street. The upper floors will include both market rate and affordable housing, and the church will get 22,000 ft^2 of space on the first two floors.

MEP/FP Design

New York Engineers provided full mechanical, electrical, plumbing, and fire protection design for both the church and residential sections of this project.

NEWYORK ENGINEERS

AFFORDABLE HOUSING

VILLAGE LOFTS

LOCATION:
Hempstead, NY

OWNER:
La Cite Development

AREA:
33,000 ft^2

Village Lofts

La Cite Development is a real estate development company that focuses on residential and mixed-use construction and renovation. Their primary investment goal is building affordable and "workforce" housing in underserved neighborhoods and neighborhoods in need of revitalization.

The Village Lofts complex in Hempstead provides 29 one-and two-bedroom apartments of "workforce housing" to a city in need of affordable housing options. The building is a modular structure to maximize construction costs.

MEP/FP Design

New York Engineers provided mechanical, electrical, plumbing, and fire protection engineering design for the complex, modifying design for DOB compliance and providing a site-built scope separate from factory scope, which assisted in the bidding process.

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