



## Developing Brooklyn Featured Project: Bold transformation of an aging retail space into a modern healthcare facility

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Brooklyn NY, known for its rich history and dynamic evolution over the last few decades, is currently witnessing several transformative development projects including 502 86th Street on the corner of 5th Ave. in Bay Ridge. The project is spearheaded by conceptcsi, a Manhattan-based specialist general contractor and construction management firm. In a bold move to revitalize the borough's commercial landscape, property owner (ASG Equities) is currently repositioning an underutilized and dated retail space into a world class mixed-use commercial facility, soon to be home to the likes of New York Presbyterian's Bay Ridge Physicians Practice and Citi Bank, among others. This ambitious endeavor is not just about giving a much-needed facelift to an aging building, but also about creating a modern space that will seamlessly integrate healthcare services with local community needs.

### Retail Giant to Healthcare Beacon

The project will see a significant transformation of a sprawling space (56,000 s/f), previously home to retail giant TJ Maxx, before COVID-19 saw the store close its doors for the last time. Since the pandemic, shopping habits have changed, and the needs of the local community have shifted.

The redevelopment plan is both innovative and practical, addressing the needs of contemporary healthcare delivery while helping to rejuvenate an important and historic urban area. NY Presbyterian, ASG Equities and the project design team saw beyond the outdated façade to

envision a modern integrated healthcare practice spanning nearly 20,000 s/f that will serve as a cornerstone for health and wellness in the local community.

### Engineering Ingenuity: Raising the Roof

Significant structural challenges confronted the design team, not least of which was how to substantially increase the ceiling heights on multiple floors to accommodate the unique critical infrastructure, specialized equipment and floor assembly requirements of a modern medical facility. The solution tasked conceptcsi with the surgical removal of the existing roof, old wooden structural members and partial removal of the parapet wall and brick façade, while ensuring all existing windows remain in place. Temporary shoring was installed ahead of all removals, followed by the installation of all new structural steel members, extensive concrete/masonry and new brick façade to match existing. A new roof and associated steel dunnage will complete the structural transformation, resulting in a 6ft increase in overall height.

This already complex challenge was compounded by a mandate to accommodate an existing tenant, who had to remain operational and uninterrupted throughout the entire course of construction.

### MEP Infrastructure:

The project features all new MEP infrastructure including four new high-efficiency heat pump units, five new air-cooled condensing units and seven new air cooled variable refrigerant flow evaporators, which will serve the facilities heat and cooling requirements. Included is a state-of-the-art fire alarm and fire suppression system.

The building's original 1200A electrical utility service was adequate for previous operations but would be entirely insufficient to meet the demands of a modern healthcare environment, where reliability and capacity are critical. To address this, conceptcsi will oversee the upgrade of the utility feed to a robust 4000A capacity, ensuring the facility can handle the increase in load demanded by advanced medical equipment, lighting, HVAC systems and other essentials.

The upgrade also involves installing all new electrical switchgear designed to support the demands of the new mechanical and elevator equipment as well as futureproofing for tenant growth.

### Aesthetic and Functional Upgrades:

A notable modification involves the removal of the multiple floor crisscross escalators which were once the hallmark of the former retailer's consumer traffic flow. Their removal and the installation of a completely new elevator system allows for a more efficient design and aligns with the new operational needs of the facility.

## Sustainability and Futureproofing

In line with ASG Equities desire to stay ahead of the competition with best practices for green and sustainable construction technology, conceptcsi will be installing a new green roof assembly over an EPDM membrane. This commitment to sustainability aligns with Brooklyn's green initiatives and ensures that the building remains relevant and efficient for years to come.

## Community-Centric Approach

This project is not just about repurposing a building to accommodate the needs of a high-end healthcare facility, it is about creating a community-centric space that integrates health services with other essential commercial functions. The mixed-use design reflects a holistic approach to urban development, blending healthcare with other important commercial and community services.

## Conclusion

This unique and exciting project showcases conceptcsi's broad expertise in successfully delivering unique spaces that are complex, functional and impactful. As Brooklyn continues to evolve, projects like this will reshape the urban landscape and enrich the lives of those who call it home. It is an example of how innovation and thoughtful design can impact a community, bridging the gap between past and future in one of New York City's most vibrant boroughs.

About conceptcsi (Concept Construction Services, Inc.) [www.conceptcsi.com](http://www.conceptcsi.com)

conceptcsi is a full-service commercial GC/CM firm, based in NYC with extensive national and international experience. Delivering sophisticated projects, on time and on budget, for select clients since 1995, conceptcsi's intrinsic value is in building complex projects, cost effectively with agility, while maintaining a renowned boutique style service.

29 years • 17 states • 40 cities • 23 countries

## Project Team

General Contractor conceptcsi

Architect T. LaPorta Architect

Developer ASG Equities

Structural Engineer DS Engineering Services

MEP Engineer MG Engineering

## Project Info

Project Title Mixed Use Development

Project Location 502 86th St., Brooklyn, NY

Property Type Commercial

Project Type Renovation

Total Square Footage 19,336 s/f

Year Started 2024

Completion Date or Estimated Completion Date March 24, 2025

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