

Denham Wolf breaks ground on BCHN's health center - designed by DIGroupArch.



BRONX, NY Elected officials, community leaders, and health advocates came together on November 17 to celebrate the groundbreaking of Bronx Community Health Network's (BCHN) new health and wellness diagnostic and treatment center at 3763 White Plains Rd.

Renovations are starting soon to transform the location's previously unoccupied two-story building into an outpatient medical, dental and behavioral health center with associated support spaces. Located in an area that the Health Resources & Services Administration (HRSA) has categorized as both a Medically Underserved Area (MUA) and Health Provider Shortage Area (HPSA), the new facility will fill existing gaps by providing access to affordable, quality, comprehensive primary medical and related healthcare services for medically underserved and uninsured local residents, regardless of their ability to pay.

BCHN secured a long-term

lease for the two-story, 11,000 s/f commercial building, initiating a major capital improvement project to transform the space into a new Federally Qualified Health Center (FQHC). The project is set to be completed within six months, with occupancy and the commencement of patient visits scheduled for summer 2024.

BCHN has partnered with Denham Wolf Real Estate Services (Denham Wolf), a trusted real estate advisor serving the nonprofit community across New York City and beyond, to bring this vision to life. Denham Wolf has supported BCHN in assembling a team of consultants, negotiating contracts, and helping to facilitate the NYS Certificate of Need process for BCHN's new health and wellness center. The planned renovations have been designed by DIGroup Architecture, a minority-owned architecture and design firm, and an AIA NJ 2023 Firm of the Year, and NYC-based New York Engineers.

FilBen Grp., RSF Partners, McAlpine and H2M construct \$54m residence

MONTEBELLO, NY Owner/developer FilBen Group, equity partner RSF Partners, general contractor McAlpine Contracting (McAlpine), and designer H2M Architects + Engineers (H2M) have completed the structural system and building enclosure, or "envelope," for Braemar at Montebello. Upon full completion in 2024, the Braemar property will be a 200-resident, four-level, 133,675 s/f, assisted living residence located on 6.2 acres at 250 Lafayette Ave.

The property is close to Harri-man State Park in Rockland County. The property is adjacent to a larger site that includes the town commercial center, which will offer Braemar's residents access to retail, entertainment, dining, and medical services within close proximity of their home. The Braemar property also neighbors the Good Samaritan Hospital—Suffern in Montebello, a part of Bon Secours Charity Health System (BSCHS), a member of the Westchester Medical Center Health Network (WMC Health).

The total development cost of the project is \$54 million, including \$36 million in construction cost. The owner/developer is a partnership between FilBen Group and RSF Partners. M&T Bank provided a \$34.8 million construction loan.



The development will receive sales tax exemption of up to \$1,976,809 for state and local sales taxes as well as a mortgage recording exemption in the amount of \$360,055.

Braemar is a brand of FilBen-owned and operated senior living communities. The first property, the Braemar at Medford, opened its doors in 2008. The Braemar at Wallkill in Middletown, the second property to open under the brand, welcomed its first residents in 2015. The Montebello community will be the third Braemar-branded residence when it opens in 2024. H2M designed the

Braemar Wallkill property and is currently working with FilBen on the design of the Carmel development. FilBen plans to begin construction of its fourth property, a 152-bed assisted living community in Carmel, in the coming months.

Additional team members include site engineer Booker Engineering, landscape designer Robert Torgersen, LA; mechanical/electrical/plumbing (MEP) engineer Fellenzer Engineering LLP; and structural engineer Mulhern+Kulp Residential Structural Engineering.

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655 West Shore Trail • Sparta, NJ 07871

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