



PERSPECTIVE NEW YORK

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WBE FIRMS**

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NEW YORK'S **TOP WBE FIRMS** IN REAL ESTATE, DESIGN & CONSTRUCTION ...A Billion Dollar Club

INSIDE:

- **WBE PROFILES:**
 - * Henegan Construction
 - * Frank & Marcotullio Design
 - * JRT Realty Group
 - * JFK&M Consulting Group
 - * Adco Electrical Corp.
 - * JLC Environmental Consultants
 - * Turtle & Hughes, Inc.
 - * Meadows Office Interiors
 - * Stuart-Lynn Company
- **Island Fire Sprinkler**
...Building a Safer New York
- **Brothers & Company**
Premier Shaft Rigging Company
- **Howard & Hecht LLC**
..."No Left Turns"
- **MAJOR WBE ORGANIZATIONS:**
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FULTON IN BROOKLYN CULTURAL DISTRICT TO BREAK GROUND

LEADING NATIONAL ARCHITECTURE FIRM Francis Cauffman revealed the first images of its design for 620 Fulton, a new health center and mixed-use building for The New York Hotel Trades Council and Hotel Association of New York City, Inc. Health Benefits Fund, Health Center, Inc. (HCI). The building will create a strong presence for HCI, which is the largest New York City organization directly providing health benefits to its union membership, retirees, and dependents. It is on track to break ground in Spring 2015 and open in Fall 2016. 620 Fulton is the fourth location for HCI, which also operates two facilities in Manhattan and one in Queens.

The 180,000 SF, 12-story building is a new investment for HCI that brings a health center, office space, retail space, a restaurant, and public amenities to one of Brooklyn's most vibrant neighborhoods. 620 Fulton Street is located one block from the Brooklyn Academy of Music, on Fulton Street between St. Felix Street and Ashland Place.

620 Fulton's distinctive teardrop form and textured glass façade with frits and fins create a gateway to the cultural district. An outdoor public space connects to the district's existing open space network. The prominent structure creates a strong identity for HCI, whose health center occupies five floors of the building. The health center is a key element in the HCI network, which served over 50,000 unique users and delivered 700,000 annual visits last year. A major tenant will lease 40,000 SF of the remaining 70,000 SF of office space. The building will also have 20,000 SF of retail space at the building's base.

"We had two major goals for this building," said Dr. Robert Greenspan, Executive Director of HCI. "First, we wanted to create a strong image for HCI in Brooklyn that supports our mission and welcomes our members. Second, we insisted on a vigorously patient-centered environment that provides high quality healthcare characterized by exceptional



customer service. Above all, we want our members to enjoy an unmatched healthcare experience."

The 65,000 SF health center will focus equally on wellness and treatment of illness. It will incorporate state-of-the-art technology and enforce a collaborative, team-based approach to care. HCI's goal is that 85% of patients will be treated in less than an hour including receiving their prescriptions at the onsite pharmacy. Multifunction spaces will host healthy living workshops and lifestyle classes for disease prevention.

James Crispino, AIA, NCARB, design principal of Francis Cauffman, explained that "we are delighted to work in partnership with HCI to achieve their vision for 620 Fulton, while transforming the Brooklyn Cultural District into a 24/7 commu-

nity. Our design creates a strong image for an indispensable New York-based healthcare organization. Francis Cauffman fully supports HCI's patient-centered approach to healthcare, and we want the new building to welcome patients, office workers, and local residents alike to this up-and-coming district."

The project team includes Thornton Tomasetti (structural engineer), JB&B (building systems engineer), Langan (site/civil engineer) and Skanska (construction manager). The team is targeting a LEED Silver certification.

Francis Cauffman is an award-winning architecture firm with offices in Philadelphia and New York with a staff of 120 architects, planners, and interior designers and is active in 20 states and three countries. ■