

# Lehman College

## Childcare Center

Bronx, New York

# Higher Education



The architect's vision was to minimize campus disruption, maximize outdoor play areas, and build in "best practices" of sustainability. The award-winning 12,000 square foot childcare facility achieved this vision thanks to off-site modular construction and installation in just a single week, avoiding months of construction activity on the dense urban Lehman College campus.

The two-story facility was built using 90% steel-framed, prefabricated non-combustible construction to meet codes and regulations.

The center accommodates 140 children and includes six classrooms, bathroom facilities, a multipurpose space, pantry with stove, and support spaces such as reception area,

conference facilities, and individual offices. A two-stop elevator is included in the project.

The cantilevered upper floor and central atrium with floating staircase take advantage of the strengths of modular design, minimizing the building's footprint while maximizing functional space. The large atrium skylight provides natural daylighting and passive ventilation while the open lobby provides access and viewing of play areas. Floor-to-ceiling windows in classrooms provide an open, airy atmosphere punctuated with bright and colorful interior finishes that feature glazed walls.

Site utility work delivered an extension of the existing campus sewage piping facilities, as well as new electrical and water services.



**2014 - 1st Place,  
Permanent Modular -  
Education**

**FASTER.** College officials estimated that modular cut construction schedule in half

**LESS DISRUPTION.** Built off-site and installed within a narrow footprint in just a single week

**PROJECT TYPE**

Steel framed, non-combustible modular construction

**DESCRIPTION**

Two-Story Free-standing Childcare Center

**OWNER**

City University of New York  
Lehman College

**ARCHITECT**

Garrison Architects

**CONSTRUCTION COST**

\$6.1 million

**SIZE**

12,000 sq. ft.



# ACLD Campus

## Charles Evans Health Services Center

Bronx, New York

# Higher Education



ACLD (Adults and Children with Learning and Developmental Disabilities) serves children and adults with developmental disabilities. It was critical that construction noise, dirt, and safety hazards did not disrupt operations at an existing admin facility on the dense urban campus while the multi-story 23,000 Charles Evans Health Services Center was built.

A structural steel post and beam framing design allows more flexible spans to support the curtain wall system that was installed on site. This delivered a dramatic, 2-story atrium with monumental terrazzo staircase. The expansive main floor reception area features a large laminated wood reception desk with granite counter top, bulkhead, and raised feature ceiling. The waiting area allows easy flow to the first floor treatment

diagnostic/treatment areas with dental and medical exam rooms, and state-of-the-art X-ray. The second floor provides adult services with therapeutic rooms, admin and counseling offices. Inside finishes include ceramic and carpet tile floors, painted walls with vinyl covering accents, all in warm subdued tones.

Sustainability features include significant recycled content, solar reflective white EPDM roofing, a building envelope wall assembly designed to reduce energy costs through a combination of rigid and sprayed insulation, EIFS and an insulated curtain wall. Systems include T-5 lighting and occupancy sensors, HVAC - gas fired RTU's with economizers, all managed through a fully automated BMS system.

**FASTER.** ACLD's health services center opened months earlier than would have been possible with conventional construction.

**LEAST SITE IMPACT.** Off-site modular construction minimized operational disruption at this dense urban campus.

#### PROJECT TYPE

Steel framed, non-combustible modular construction

#### DESCRIPTION

Two-Story Free-standing Business Offices and Article 28 Health Clinic

#### OWNER

Adults and Children with Learning & Developmental Disabilities (ACLD)

#### ARCHITECT

Fusion Architects

#### CONSTRUCTION COST

\$9.1 million

#### SIZE

23,000 sq. ft.

