

CAPITAL COMMITTEE

January 10, 2013

MEETING AGENDA

11:00 a.m.

125 Worth Street,  
Room 532  
5<sup>th</sup> Floor Board Room

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CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES October 11, 2012 Emily A. Youssouf
- ASSISTANT VICE PRESIDENT'S REPORT Alfonso C. Pistone

ACTION ITEMS

- **Resolution** **Dion Wilson**  
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Licensor") to execute a license agreement with the New York Legal Assistance Group (the "Licensee" or "NYLAG") for use and occupancy of space at Coler-Goldwater Specialty Hospital and Nursing Facility (the "Facility") to provide *pro bono* legal services to facility residents and patients, and training to Corporation staff.
- **Resolution** **Iris Jimenez-Hernandez**  
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to approve a Capital Project for Harlem Hospital Center to Relocate and Modernize the Dental Clinic for a total project cost of \$9.0 million.

INFORMATION ITEMS

- Henry J. Carter – Major Modernization – Status Report Robert Hughes
- Project Status Reports Alfonso Pistone  
Central/North Brooklyn Health Network  
Generations+/Northern Manhattan Health Network\*  
Queens Health Network\*  
\* Network contains project(s) that require a delay report
- Status of Sandy Reconstruction Efforts Alfonso Pistone

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

# **CAPITAL COMMITTEE MEETING MINUTES**

**OCTOBER 11, 2012**

# MINUTES

## Capital Committee

Meeting Date: October 11, 2012

Time: 2:00 P.M.

Location: Board Room

### Board of Directors:

#### **Members of the Capital Committee**

Michael A. Stocker, MD, Chairman of the Board

Josephine Bolus, RN

Alan D. Aviles, President

### HHC Staff:

Donna Benjamin – Project Management Officer, Office of the President

Jeremy Berman – Deputy Counsel, Legal Affairs

Deborah Cates – Chief of Staff, Office of the Chairman

Salvatore Cantatore – Acting Assistant Vice President, Corporate Support Services

Martin Everette – Director, Affirmative Action/Equal Opportunity Employment

Jonathan Goldstein – Senior Consultant, Corporate Planning

Anthony Gounaris – Senior Project Manager, Office of Facilities Development

Robert Kee – Assistant Vice President, Corporate Information Services

Isaac Kilanko – Associate Executive Director, Queens Hospital Center

Robert Kurtz – Senior Clinical Advisor, Medical and Professional Affairs

Lisa Lee – Deputy Inspector General, Office of the Inspector General

Patricia Lockhart – Secretary to the Corporation, Office of the Chairman

Hannah Lucal – Intern, Office of the President

Peter Lynch – Senior Director, Office of Facilities Development

Tamiru Mammo – Chief of Staff

Nini Mar – Director, Finance

Dean Moskos – Director, Office of Facilities Development

Seth Narine – Coordinating Manager, Bellevue Hospital Center

Anita O'Brien – Associate Executive Director, Harlem Hospital Center

Alfonso Pistone – Assistant Vice President, Office of Facilities Development

Michael Rawlings – Associate Director, Bellevue Hospital Center

Denise Soares – Executive Director, Harlem Hospital Center

Ksenija Vukov-Drazevic – Senior Associate Director, Queens Hospital Center

Roslyn Weinstein – Senior Assistant Vice President, Office of the President

Dion Wilson – Assistant Director, Office of Facilities Development

Elizabeth Youngbar – Assistant Director, Office of Facilities Development

Frank Zanghi – Supervising Confidential Examiner, Internal Audits

**Other Attendees:**

Mohammed Alam – Nirman Construction

Robert Ballard – Cushman and Wakefield

Melissa Dubowski – Office of Management and Budget (OMB)

Ronald Gecsedí – Chief Project Manager, Dormitory Authority of the State of New York

Scott Hill – QuadraMed

Megan Meagner – Office of Management and Budget (OMB)

## **CALL TO ORDER**

The meeting was called to order by Michael A. Stocker, MD, Chairman of the Board, at 2:13 P.M.

Prior to adopting the minutes it was brought to the Committee's attention that representatives from the Dormitory Authority of the State of New York (DASNY) wanted to clarify portions of the minutes pertaining to discussion that had taken place at the September Capital Committee meeting regarding the Gouverneur Modernization project.

Jeremy Berman, Deputy Counsel, read some of their requested corrections but after some concerns from Josephine Bolus, RN, it was determined by Alan Aviles, President, that it would be best to have any substantive corrections brought to the committee in writing, by DASNY.

On a motion by Dr. Stocker, which was duly seconded, the Capital Committee adopted the minutes of September 13, 2012, with the qualification that they are subject to comments provided by DASNY.

Dr. Stocker advised that he would be chairing the meeting in place of Emily Youssouf, Capital Committee Chairman.

Dr. Stocker explained that moving forward a consent agenda would be compiled for full Board meetings that would group smaller/repetitive contracts together so that when they are moved forward for full Board approval one vote will approve the collective items in lieu of individually presenting them. He advised that this would not change the way in which the Capital Committee meetings will be conducted but should streamline the Board meetings.

## **ASSISTANT VICE PRESIDENT'S REPORT**

Alfonso Pistone, Assistant Vice President, Office of Facilities Development, advised members of the Committee that discussions were ongoing with the Dormitory Authority of the State of New York (DASNY) and Hunter Roberts Construction Group with respect to an adjustment of their respective fees related to the Gouverneur major modernization project, and the Committee would be kept abreast of any progress.

Mr. Pistone notified Committee members of a typographical error in the resolution presenting a lease agreement with 160 Water Street Associates. He stated that the error reflected a term end 2015 and not 2018, as reflected in the package. He added that fee comparables would be incorporated into the package to support the resolution.

Mr. Pistone said that there would be no delay reports provided as there were no projects in delay by six (6) months or more.

That concluded his report.

## **ACTION ITEMS**

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Nirman Construction, Inc. (the**

**“Contractor”) for a cumulative amount not-to-exceed \$5,000,000 to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation.**

Peter Lynch, Senior Director, Office of Facilities Development, read the resolution into the record.

Dr. Stocker asked if this requirements contract was similar to the three requirements contracts presented at the September 13, 2012, Capital Committee meeting. Mr. Lynch said yes.

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board’s consideration.

- **Authorizing the President of the New York City Health and Hospitals Corporation (the “Corporation” or “Tenant”) to execute a lease agreement with 160 Water Street Associates (the “Landlord”), for the Corporation’s rental of space at 160 Water Street, Borough of Manhattan, to house Corporation staff.**
- **Authorizing the President of the New York City Health and Hospitals Corporation (the “Corporation”) to execute a lease agreement with New Water Street Corporation (the “Landlord”), for the Corporation’s rental of space at 55 Water Street, Borough of Manhattan, to house the Corporation’s staff.**

Alfonso Pistone, Assistant Vice President, Office of Facilities Development, read the two resolutions into the record. Mr. Pistone was joined by Dion Wilson, Assistant Director, Office of Facilities Development, and Bert Robles, Senior Vice President/Corporate Chief Information Officer, Office of the Chief Information Officer.

Mr. Pistone advised that lease agreement with 160 Water Street Associates would provide space for 120 new employees for the Enterprise Information Technology (EIT) initiative involving the electronic medical records department and the lease agreement with the New Water Street Corporation would serve the dual role of addressing additional space needs for space that will come off lease in 2014 as well as the Corporation’s need to vacate space at 346 Broadway, which is being sold by the City of New York.

Mr. Pistone explained that, at the City’s request, the Corporation identified commercial space at 55 Water Street which will address needs to vacate Corporation staff located at 346 Broadway. He noted that the City has made commitments to fund, in perpetuity, the relocation of staff at 346 Broadway, and it is expected that a Memorandum of Understanding (MOU) will be executed to that effect relatively shortly.

There being no questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board’s consideration.

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Licensee") to execute one year revocable license agreements with the New York City Human Resources Administration (the "Licensor" or "HRA") for use and occupancy of space for primary care programs located at 1420 Bushwick Avenue, Borough of Brooklyn, 413 E. 120<sup>th</sup> Street, Borough of Manhattan and 114-02 Guy Brewer Boulevard, Borough of Queens administered by Woodhull Medical and Mental Health Center, Metropolitan Hospital Center and Queens Hospital Center (the "Facilities").**

Dion Wilson, Assistant Director, Office of Facilities Development (OFD), read the resolution into the record.

Mr. Wilson explained that Human Resources Administration (HRA) oversees seven (7) Multi-Service Centers (MSCs) located in various City owned buildings. Those Centers are managed by local non profit organizations that are selected by a Request for Proposals (RFP) issued by HRA. The MSCs provide space to non profit and community groups for healthcare, education, housing assistance, vocational training, and/or mental health services. HHC operates programs in three (3) sites; two (2) are primary care programs, and one (1) is a Women, Infants and Children (WIC) program.

Mr. Wilson noted that historically OFD has sought Capital Committee and Board approval for use and occupancy of space at each site typically for a three (3) year period. During that three year period there are one year occupancy agreements issued by HHC, HRA, and the MSC sponsor. The one (1) year agreements are coincident with the City's fiscal year. Under normal circumstances OFD would have presented the resolutions to the Committee, requesting new authorization for the multi-year periods, in February 2013 for the Brooklyn site, April 2014 for the site managed by Metropolitan Hospital Center, and July 2014 for the Queens site. However, because HRA is requesting a \$3.00 per square foot increase for each site, about 15% of the existing rate, the Office of Legal Affairs recommended that we seek approval for the increases, which will be retroactive to July 1, 2012. HHC was informed by HRA that the increases are a result of an increase in the prevailing wage rate. The increases will add a combined total of approximately \$45,000 per year in occupancy costs.

There being no questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

### **INFORMATION ITEMS**

- **Harlem Hospital Center – Major Modernization – Status Report** **Denise Soares**

Denise Soares, Executive Director, Harlem Hospital Center provided the final status report on the Harlem Hospital major modernization project. Ms. Soares was joined by Anita O'Brien, Associate Executive Director, Harlem Hospital Center.

Ms. Soares advised that since the last report to the Committee, in March 2012, Phase I of the Major Modernization project at Harlem has been completed. She thanked her colleagues at DASNY and TDX Construction, as well as Ms. O'Brien.

Mr. Soares noted that on July 3, 2012, the New York City Fire Department (FDNY) approved fire alarm system, and the Department of Buildings (DOB) approved a temporary Certificate of Occupancy, and the Department of Health (DOH) did pre-occupancy survey and approved occupancy on July 12, 2012.

The Women's Imaging Clinic was occupied on July 16, 2012 and features two (2) digital mammography units, and equipment to provide ultrasound, bone-density and stereo biopsy services. Also occupied on July 16, 2012 was the Bariatric Center of Excellence. On August 27, 2012 the pre-surgical admissions testing and surgical clinics were occupied.

Ms. Soares advised that one of main features of the mural pavilion was the reinstallation of WPA murals removed from the Hospital's older buildings. She noted that the family of artist Vertis Hayes, painter of The Pursuit of Happiness mural, from which a detail is featured on the exterior façade of the facility, was in attendance at the ribbon cutting. She then shared photos of the ribbon cutting ceremony, which was attended by Mayor Michael Bloomberg, numerous other elected officials, President Alan Aviles, Dr. Maurice Wright, and music producer Swizz Beats, who is the Corporation's global ambassador.

Ms. Soares explained that the remainder of the work for Phase I includes the October 19, 2012 move-in of Operating Room services, the Endoscopy Suite, Perioperative services, and the Central Sterile Supply. The Hemodialysis Unit is waiting for pending outsourcing completion but will increase from 14 to 25 chairs. The 6<sup>th</sup> floor Adult Intensive Care Unit (ICU) will be increasing from thirteen (13) to fourteen (14) beds in the Adult Medicine and Surgical ICUs. The Adult Emergency Department is planned for opening in June of 2013, and will increase from 15 treatment areas and two (2) trauma areas to 26 treatments areas including four (4) gynecological rooms and four (4) beds for trauma. She added that the facility will be advancing the fast track area from four (4) rooms to seven (7) rooms and will have eight (8) observation beds, while the asthma services will increase from six (6) chairs to ten (10) or (12) twelve chairs. The Pediatric Emergency Department will also open in June of 2013, and will increase services as well.

With regards to the mural conservation/reinstallation project, Ms. Soares explained that the Georgette Seabrooke mural has been installed but is still in need of additional funding to complete restoration. She noted that some additional funding had already been received the day of the meeting.

In summary, Ms. Soares stated that the Mural Pavilion was a \$325 million project, with lots of new equipment, including; pulmonary therapy critical care beds, stretchers, radiology equipment, a Magnetic Resonance Imaging (MRI) unit, two (2) Computerized Axial Tomography (CAT) Scan machines, Central Surgical and Endoscopy equipment, as well as leading edge technology for monitoring systems for ADIC and Perioperative Care Units. Additionally, the Mural Pavilion connects to the Martin Luther King (MLK) Pavilion and the Ron Brown Pavilion creating a well integrated healthcare complex that will be more convenient for staff, patients and families.

Dr. Stocker asked how many years the project took to complete.

Ms. O'Brien said that early planning began in 2005, make-ready work began in 2007, the groundbreaking ceremony was held in 2008, making active construction approximately four (4) years, including; demolition of existing buildings, ground modification in lieu of pile driving, and connections to the MLK and Ron Brown Pavilions. It was not easy, she said, and there were a number of obstacles, but it is a beautiful building. Dr. Stocker said it was a gorgeous space, and Mrs. Bolus agreed, expressing her pleasure in how open and full of light the new structure is.



Dr. Stocker asked if this project would come before the Committee again for reporting. Mr. Pistone advised that this was intended to be the final report. Ms. O'Brien said they would come back when new funding was in place. Ms. Soares agreed, saying that there was still more work to do when further funding was available. Dr. Stocker explained that the budget portion of the status report had been revised to reflect that there wasn't enough funding to complete all intended portions of the project but the work remains on the sheet as approved but not funded. It's not lost, he said. He asked if it was only the garage and renovation work that was remaining. Ms. Soares said yes, renovation of the MLK Pavilion, parking garage demolition, and moving of services. Ms. O'Brien added that there was a significant amount of infrastructure work to complete in the MLK Pavilion. Other than that, said Dr. Stocker, until more funding is identified, this project is retired. Ms. Soares agreed but noted that the facility and administration still had hopes for the master plan. Dr. Stocker advised that was the reason it was presented in the new format. To show that the additional work was approved but just not funded yet.

- **Project Status Reports**
    - North Bronx Health Network
    - South Manhattan Health Network
    - Southern Brooklyn/Staten Island Health Network
- \* Network contains project(s) that require a delay report

As advised in the Assistant Vice President's Report there were no projects in delay by six months or more and therefore no delay reports were provided.

There being no further business, the meeting was adjourned at 2:39 P.M.

## RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Licensor") to execute a license agreement with the New York Legal Assistance Group (the "Licensee" or "NYLAG") for use and occupancy of space at Coler-Goldwater Specialty Hospital and Nursing Facility (the "Facility") to provide *pro bono* legal services to facility residents and patients, and training to Corporation staff.

**WHEREAS**, in March 2011, the Board of Directors authorized the President of the Corporation to enter into a license agreement to provide training and legal services at Bellevue Hospital Center, Elmhurst Hospital Center, Jacobi Medical Center, Kings County Hospital Center, Lincoln Medical & Mental Health Center, Woodhull Medical & Mental Health Center; and Harlem Hospital Center; and

**WHEREAS**, in June 2012 the Board of Directors authorized the President to enter into a six (6) month license agreement with the Licensee and the Corporation desires to execute a new six (6) month agreement for its services at the Facility; and

**WHEREAS**, the Licensee is a not-for-profit provider of *pro bono* legal services to, among others, patients in need of attorney counseling in various areas of the law, including, but not limited to, immigration, domestic relations, child support and custody, and benefit entitlements; and

**WHEREAS**, the Licensee's program includes the training of Corporation staff to assist the Licensee in recognizing patients in need of legal services; and

**WHEREAS**, the Facility desires to continue to utilize the Licensee's services and has adequate space to accommodate its program needs.

**NOW, THEREFORE, be it**

**RESOLVED**, that the President of the New York City Health and Hospitals Corporation be and hereby is authorized to execute a license agreement with the New York Legal Assistance Group (the "Licensee" or "NYLAG") for its use and occupancy of space at Coler-Goldwater Specialty Hospital and Nursing Facility (the "Facility") to provide *pro bono* legal services to facility residents and patients, and training to Corporation staff.

The Licensee shall be granted the continued part-time use of approximately 150 square feet of office space on the Facility's Goldwater and Coler campuses (the "Licensed Space"). The Licensed Space shall be used by one of the Licensee's attorneys to train Facility staff and provide legal services to Facility residents and patients. The Facility shall provide utilities, housekeeping, maintenance, and reasonable security to the Licensed Space. The Corporation shall pay the Licensee the sum of \$36,103 for services provided over a six (6) month period.

The Licensee shall indemnify and hold harmless the Corporation and the City of New York from any claims arising by virtue of its use of the Licensed Space and its provision of services in such space. The Licensee shall also provide appropriate insurance, naming both parties to the license agreement and the City of New York as insureds.

The term of the license agreement shall not exceed six (6) months without further authorization of the Board of Directors of the Corporation. The license agreement shall be revocable by either party on fifteen (15) days notice.

## EXECUTIVE SUMMARY

### LICENSE AGREEMENT

#### NEW YORK LEGAL ASSISTANCE GROUP

The President seeks authorization of the Board of Directors of the Corporation to execute a revocable license agreement with the New York Legal Assistance Group ("NYLAG") for its use and occupancy of space at Coler-Goldwater Specialty Hospital and Nursing Facility (the "Facility") to provide *pro bono* legal services to residents and patients, and training to Corporation staff.

NYLAG is a not-for-profit organization whose purpose includes providing legal services to patients least able to afford private counsel. In June 2002, the Board of Directors authorized the President to enter into a revocable license agreement with NYLAG to provide training and legal services at Elmhurst Hospital Center. The success of this program underscored the need to expand the legal services program to other hospitals. In addition to Elmhurst Hospital, NYLAG currently provides training and legal services at Bellevue Hospital Center, Jacobi Medical Center, Kings County Hospital Center, Lincoln Medical & Mental Health Center, Woodhull Medical & Mental Health Center; and Harlem Hospital. In June 2012, the Board authorized the President to enter into a six (6) month agreement with NYLAG for its services at the Facility and the new agreement will allow the program to operate on campus for an additional six (6) months.

NYLAG will assign an attorney to conduct periodic training sessions to teach Corporation staff to recognize and identify patients requiring legal services. In addition, a NYLAG attorney will be on-site one half-day per week to counsel nursing home residents and patients in need of legal advice and representation on a *pro bono* basis. NYLAG will be present on the Coler campus and the Goldwater campus each twice per month. The services offered would be in areas of law, including, but not limited to, immigration, domestic relations, child support and custody, and benefit entitlements. This model of patient-focused legal services has been used successfully at safety-net hospitals elsewhere in the country to address legal problems common to low-income patient populations. It is anticipated that NYLAG will assist patients with approximately 60 matters during the half-year period. The Corporation will pay the Licensee the sum of \$36,103 for the services provided over the six month period.

The licensed space, utilities, housekeeping, maintenance, and reasonable security will be provided by the facilities at no charge to NYLAG. NYLAG will indemnify and hold harmless the Corporation and the City of New York from any claims arising by virtue of its use of the licensed space and its provision of services. NYLAG will also provide appropriate insurance, naming both parties to the license agreement and the City of New York as insureds.

The term of the license agreement shall not exceed six (6) months without further authorization of the Board of Directors of the Corporation. The license agreement shall be revocable by either party on fifteen (15) days notice.

## **RESOLUTION**

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to approve a Capital Project for Harlem Hospital Center to Relocate and Modernize the Dental Clinic for a total project cost of \$9.0 million.

**WHEREAS**, the Harlem Hospital Center Dental Clinic resides in the Women's Pavilion (WP) which is planned for eventual demolition; and

**WHEREAS**, the existing WP building infrastructure and clinic space cannot support the proposed modernization of the Dental Clinic; and

**WHEREAS**, Harlem Hospital Center has been granted HEAL 21 funds in the amount of \$3,858,653 to be used for the relocation and modernization of its Dental Clinic; and

**WHEREAS**, Harlem Hospital Center has been awarded an additional \$1.8 million in City Council funds for the purpose of purchasing equipment for a 24-operatory dental clinic which will be used to partially fund this project; and

**WHEREAS**, the proposed dental clinic equipment will provide a state of the art sterilization facility will correct existing deficiencies and conform to current codes and standards allowing the process to return to operation within the dental clinic thereby increasing efficiencies; and

**WHEREAS**, funding for the balance of this project above the HEAL 21 grant and City Council funds will be provided by reallocating a portion of funds from within the WP Decanting and Demolition project – said project cannot proceed at this time due to insufficient funding; and

**WHEREAS**, the transfer of these funds is contingent upon OMB approval; and

**WHEREAS**, the revision to Operating Procedure 100-5 requires that construction projects with budgets of \$3 million or more shall receive approval of the Board of Directors thru Capital Committee; and

**WHEREAS**, the proposed total project budget, inclusive of all contingencies, is estimated to be \$9.0 Million; and

**NOW THEREFORE**, be it

**RESOLVED**, that the President of the New York City Health and Hospitals Corporation (the "Corporation"), be and hereby is authorized to approve a Capital Project for the Relocation and Modernization of the Dental Clinic at Harlem Hospital Center in accordance with the budget attached at a total project budget to \$9.0 million.

**RESOLVED**, that the approval of this resolution shall be in lieu of an approval by the Capital Committee of a Work Order for the funds authorized in this resolution.

## EXECUTIVE SUMMARY

### PROJECT APPROVAL RENOVATION

#### HARLEM HOSPITAL CENTER DENTAL CLINIC RELOCATION AND MODERNIZATION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to approve a Capital Project for Harlem Hospital Center to Relocate and Modernize the Dental Clinic for a total project cost of \$9.0 million.

Harlem Hospital Center plans to relocate its existing dental clinic to the Kountz Pavilion from the Women's Pavilion (WP) in order to vacate that building which is slated for demolition. The existing equipment is approaching 25 years of service and frequently requires extensive maintenance to remain in service. Moreover, the existing sterilization processing facility is no longer functional requiring all dental instruments and equipment to be processed thru a facility located in a separate building resulting in prolonged turnover time between reuse, the need to purchase additional instruments to be used during the process and increased likelihood of loss of instruments thru attrition.

In June, 2012, Harlem Hospital Center was awarded a HEAL 21 grant from NYS-DOH in the amount of \$3,858,653 for this project. These funds, together with a City Council FY 12 award of \$1.8 Million for new dental equipment, form the basis for proceeding with the design and construction of a 24-operatory dental Clinic to be located on the mezzanine floor of the Kountz Pavilion. Additional funds for the balance of this project will be obtained from the funding approved by NYC-OMB for WP Demolition and Decanting.

The new dental clinic will occupy the entire mezzanine floor of the Kountz Pavilion encompassing approximately 12,400 square feet. Included will be 12 general dentistry, 6 oral surgery, and 6 pediatric/orthodontic operatories. Each of these operatories will be outfitted with state of the art intraoral digital xray equipment which will provide for better patient flow and higher efficiency of dental staff. Two digital panorex rooms are anticipated to shorten length of visits. The clinic will include a dental laboratory and a code-compliant equipment sterilization suite, allowing faster turn-around and reuse of dental instruments. In addition to registration/reception and waiting areas, departmental offices and services, conference/training and library space will be located on this floor. A new pump room for compressors, vacuum pumps, and amalgam separators will be located in the building basement. Oxygen and Nitrous oxide will be delivered to the operatories thru a central system located in the MLK Pavilion.

The clinic currently accommodates approximately 22,500 visits annually and it is anticipated that this number will rise 10 - 15% year over year for each of the first 3 years following occupancy. This increase will be enabled by the efficiencies of the new digital equipment and decrease in length of visit times by an average of 25%.

NYS-DOH approved the CON for the Dental Clinic Relocation in January, 2009. Due to a change in location in the current project, a revised CON application was submitted upon receipt of the HEAL 21 grant and final approval is expected in the next few weeks. Site preparation and demolition will proceed immediately and actual construction will follow thereafter. The current schedule anticipates completion in May, 2014.

## PROJECT FACT SHEET

### Harlem Hospital Center Dental Clinic Relocation and Modernization Project

**Overview:** Harlem Hospital Center proposes to relocate its dental clinic from the 2<sup>nd</sup> floor of the Women's Pavilion (WP), to the 3<sup>rd</sup> floor of the Kountz Pavilion at a cost of \$9,000,000. The existing dental clinic currently occupies the 2<sup>nd</sup> floor of the WP, located on 137th Street between Lenox and Fifth Avenue. The WP was constructed circa 1930, as a Women's and Pediatric facility. Over the years, its age and interior configuration has made it increasingly less functional for clinical service.

In deciding whether to renovate within its existing WP location or to relocate the service elsewhere on campus, the WP's physical condition, interior configuration, and budgetary constraints were considered. The WP requires extensive renovation to comply with current building codes, and would require additional renovation to make its interior configuration appropriate for continued clinical use. Current budgetary resources are grossly inadequate to address those issues. This leads to the decision to eventually raze the WP when sufficient funds are available. In the interim, the facility is taking steps to vacate the WP. The dental clinic represents the first of its current occupants to vacate.

In contrast, relocating dental clinic services to the mezzanine floor of the Kountz Pavilion on 136th Street near Fifth Avenue provides an ability to streamline services and reduce patient wait times by increasing efficiencies as a result of having each operatory fully outfitted with intraoral x-ray equipment, upgrades to existing digital x-ray technology, and faster turnaround of operatories due to availability of sterilization equipment. These improvements will decrease the length of time of each patient visit, therefore providing opportunity for scheduling more patient visits per session.

Remaining WP Occupants include; Network Data Center, Medical Records, Human Resources, Occupational Health Services, Behavioral Health Adult Outpatient Programs and Administrative Offices, CPEP Mobile Crisis, Chemical Dependency, Residency Training, Fire Life Safety, Physician Assistant School Program, Electric, Carpentry, Locksmith Shops.

**Statistics:** FY 2011 patient visits totaled 22,380, an increase of 14% over FY 2010. Currently, the clinic is functioning at full capacity. In the new Kountz Pavilion location, with the availability of digital intraoral X-Ray equipment in each of the 24 proposed operatories, and the addition of two new digital panoramic X-Ray rooms. It is expected that volume will increase between 10-15% year-over-year in each of the next three years; adding roughly 3,000 visits the first year, and additional 3,000 to 3,500 in each of the next two years. Projected annual patient visits after the 3<sup>rd</sup> year would be in the range of 30,000 - 35,000.

Currently, the average new patient appointment scheduling is 3 months. This will be reduced to 3 weeks or less with the additional capacity available as a result of greater efficiency and shorter visit times. It is anticipated that typical visit times will be decreased by 30 minutes.

**Construction:** The project architect of record is Perkins Eastman. It is anticipated that the services of a requirements contract, construction manager will be engaged to coordinate and supervise contract work.

**Projected Schedule:**

- Relocation of programs on Kountz Mezzanine to take place within two weeks of capital Committee project approval.
- Purchase of Dental Equipment within two weeks of project approval
- Pre-purchase of HVAC equipment within two weeks of project approval
- Demolition to commence February 1st -15 with a duration of 45 days.
- Bid to be advertised NLT February 1st with bid opening March 30th.
- Award of contracts by May 15th with start of construction June 30th, 2013.
- HEAL 21 Funds to be expended NLT December 15th 2013
- Completion of construction and installation of dental equipment NLT March 2014.
- Testing, Inspection, certification and regulatory approvals completed NLT May 15th, 2014
- Occupancy of new clinic in June, 2014.

**Project Budget:** \$9,000,000

Line #	Item	Percentage Rates	Costs
1	New Construction (including general conditions)		\$0
2	Renovation & Demolition (including general conditions)		\$4,860,589
3	Site Development		\$0
4	Asbestos Abatement or Removal		\$0
5	Subtotal Construction Cost (total of lines 1 thru 4)		\$4,860,589
6	CON Design Contingency (10% of line 5)	10%	\$486,059
7	CON New Construction Contingency (5% of lines 1 & 3)	5%	\$0
8	CON Renovation Construction Contingency (10% of lines 2 & 4)	10%	\$486,059
9	Planning Consultant Fees (1.5% of line 5)	1.5%	\$72,909
10	Architect/Engineering Fees (8.5% of line 5)	8.5%	\$413,150
11	Construction Manager Fees (5% of line 5)	8%	\$388,847
12	Subtotal Construction Costs and Fees (total of lines 5 thru 11)		\$6,707,612
13	FF&E (the appropriate FF&E percentage multiplied by line 5)		\$2,292,388
14	Subtotal (total of lines 12 & 13)		\$9,000,000
15	Escalation* (the appropriate Escalation percentage multiplied by line 14)	5%	
16	Total Project Cost (total of lines 14 & 15)		\$9,000,000

Inc. \$1.8 M for Dental Equipment

No Escalation - assumption is starting now

**Notes:**

\*Escalation is to be estimated at 5% per year, calculated from the start of design of the project to the midpoint of construction.

**GOLDWATER NORTH PROJECT  
PROJECT FACT SHEET**

**Location:** 1879 Madison Avenue  
New York, New York 10035  
(On the site of the former North General Hospital)

**Description:** Construction of a new 164-bed Skilled-Nursing Facility (SNF); Renovation and conversion of existing building (formerly known as North General Hospital) into a 201-bed Long-Term Acute Care Hospital (LTACH). The LTACH beds have been reduced by 80 beds from 281 to 201 beds and the SNF from 276 to 164.

**Budget:**

NYC G.O. (SNF)	\$ 119.0 M
NYC G.O. (LTACH)	\$ 144.7 M
HEAL NY Phase 19	\$ 12.3 M
HEAL NY Phase 7	<u>\$ 8.5 M</u>
<b>Total Funding</b>	<b>\$ 284.5 M</b>

**Approved EDC** SNF \$118,336,989 (February 2012)  
**Work Orders to date:** LTACH \$128,440,779 (February 2012)

**Managing Agent:** New York City Economic Development Corporation (EDC)

**Architect:** Array Healthcare Facilities Solutions with Geddis Architects

**Construction Manager:** Gilbane Building Company/ McKissack & McKissack, a joint venture

**CON Status:** SNF- Approved - January 2012  
Long-Term Care- Approved – December 2011

**Schedule:** LTACH Completion Expected – 11/1/2013  
SNF Completion Expected – 11/1/2013

**AA/EEO:** EDC will satisfy Affirmative Action (AA) and Equal Employment Opportunity (EEO) requirements on behalf of the Corporation. HHC and EDC will provide opportunities for M/WBE firms to comply with NYS Executive Law Article 15-A and NYC Executive Order 50 requirements.



**GOLDWATER NORTH PROJECT  
PROJECT STATUS REPORT – January 2013**

The following are key project activities the Corporation has completed to date:

- Design:** Array Healthcare Solutions, in association with Barbara Geddis Architects, were awarded the design contract. The design is in substantially complete.
- Construction:** Project bidding in progress for both LTACH and SNF with approximately 98% of trade work awarded to date. SNF excavation, foundation, superstructure, and precast façade installation are complete. The interior MEP riser and horizontal distributions are underway as are the vertical transportation systems. The exterior envelope was weather tight in December. Interior demolition on the LTACH is complete. LTACH MEP infrastructure, interior wall layout, roofing, and façade restoration underway.
- Construction Management (CM):** Gilbane Building Company/ McKissack & McKissack. This project integrates the CM into the design process, which helps facilitate resolution of construction related issues during the design process, maximizing the effectiveness of the construction management process prior to and during construction.
- Other Considerations:** HHC has taken possession of the existing building and the site.

**Network: CENTRAL / NORTH BROOKLYN HEALTH NETWORK**

**Facility: KINGS COUNTY HOSPITAL CENTER**

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
29201104	T Bldg. H2O Tank Replacement	600	230	38.00%		Dec-12	Dec-12		Project is substantially complete and will be removed after this reporting cycle.
29201105	Z Bldg. Roof Replacement	825	508	62.00%		Dec-12	Dec-12		Project is substantially complete and will be removed after this reporting cycle.

**Facility: WOODHULL MEDICAL AND MENTAL HEALTH CENTER**

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
48201122	Upgrade Overhead Page System	989	285	26.00%	Dec-11	Jul-12	Dec-12	(5)	Project is substantially complete and will be removed after this reporting cycle.
48201150	Replace Nurse Call System	774	176	23.00%	Dec-11	Sep-12	Jan-13	(4)	Cabling is completed on all floors. Remaining project components are the installation of the interface panels in all the patient rooms (on the 9th, 8th 7th and 6th Floors), testing of the cables and strobe lights, installation of switches in IT closets and certification of the system. Project is 80 % complete.

Facility: HARLEM HOSPITAL CENTER

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
13200702/03	Kountz Pavilion Renovation	13,545	8,429	62.00%	Mar-08	Apr-12	Feb-13 May-13	(10) (13)	The Kountz Pavilion has 2 active projects. Elevator Upgrade: Last of 4 elevators is in the process of being renovated. Projected completion is February 2013. Roof, Window Replacement and Facade Restoration: All except roofing work is complete. Roof work delayed due to weather conditions. Estimated completion is May, 2013.
13201002	Renovation of the Alexander Hamilton Clinic	250	92	37.00%	Jul-10	Dec-12	Mar-13	(3)	Nurse Family Partnership component is complete and occupied. Remaining space is to be completed by December 2012.

Facility: LINCOLN MEDICAL AND MENTAL HEALTH CENTER

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
25200301	Emergency Room Renovation	28,275	18,234	64.00%	Apr-07	Jun-10	Dec-13	(42)	

\* Phase I substantially completed in October 2008.

Facility: ELMHURST HOSPITAL CENTER

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
33200801	Women's Health Center	13,352	4,333	32.00%	Sep-11	Dec-12	May-13	(5)	Steel erector substantially completed its work. Electrical contractor installing conduits and sleeves for risers.

Facility: QUEENS HOSPITAL CENTER

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
34200970	Modernization Phase III	21,995	17,483	80.00%	Apr-09	Dec-11	Jan-13	(13)	Construction of the Exam Room and egress to the ED is ongoing.
34201106	Blood Bank Relocation	1,050	419	40.00%	Apr-12	Nov-12	Dec-12	(1)	Final DOB inspection was conducted on December 10, 2012, with facility becoming operational on December 14, 2012.