

CAPITAL COMMITTEE

October 10, 2013

MEETING AGENDA

11:00 a.m.

125 Worth Street,
Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES September 12, 2013

Emily A. Youssouf

- SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein

ACTION ITEMS

- **Resolution**

Marsha Powell

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to negotiate and execute requirements contracts with three (3) Special Inspections & Material Testing firms; MT Group, HAKS and Universal Testing + Inspection to provide professional services on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$3,000,000 for services provided by these consultants.

Vendex: Pending. Documents for all vendors have been submitted to Legal Affairs.

- **Resolution**

Marsha Powell

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to negotiate and execute requirements contracts with seven AE firms; ARRAY Arch., PC, Ewing Cole Architects, PC, Francis Cauffman, LLP, Hellmuth, Obata, Kassabaum, P.C. (HOK), MJCL Architects, LLP, Perkins Eastman Architects, PC, Stonehill & Taylor Architects, PC, to provide profession AE/MEP design services; seven MEP firms, Greenman-Pedersen Inc, Jacob Feinberg Katz & Michaeli Consulting Group (JFK & M), Kallen & Lemelson Consulting Engineers, LLP, LIZARDOS Engineering Associates, PC, Parsons Brinckerhoff, Inc., R.G. Vanderweil Engineers, LLP and WSP USA, Corporation to provide professional MEP design services; and four Local Law Inspection & AE firms, Superstructures Engineering + Architecture, PLLC, Desman Associates, Roman and Oundjian Eng. + Insp. Services, PC and Thornton Tomasetti to provide professional Local Law 11 inspection and filing services and AE services in connection with Local Law 11 compliance on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$15,000,000 for services provided by these consultants.

Vendex: Pending. Documents for all vendors have been submitted to Legal Affairs.

- **Resolution**

Arthur Wagner

Revising the resolution adopted September 27, 2012 that authorized the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. ("Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility") such that the area rented be increased from 65,340 square feet (approximately 1.5 acres) to 75,855 square feet (approximately 1.74 acres) including land for a 22,400-square-foot facility as had previously been authorized.

INFORMATION ITEMS

- Heating Readiness Report Peter Lynch

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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

SEPTEMBER 12, 2013

MINUTES

Capital Committee

Meeting Date: September 12, 2013

Time: 10:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Emily A. Youssouf, Chair
Josephine Bolus, RN
Alan D. Aviles, President
Michael A. Stocker, MD, Chairman of the Board

HHC Staff:

Tammy Carlisle – Associate Executive Director, Corporate Planning
Deborah Cates – Chief of Staff, Office of the Chairman
Manding Darboe – Assistant Director, Office of Facilities Development
Martin Everette – Director, Affirmative Action/Equal Opportunity Employment
Rebecca Fischer – Associate Executive Director, Bellevue Hospital Center
Jonathan Goldstein – Senior Consultant, Corporate Planning
Anthony Gounaris – Senior Project Manager, Office of Facilities Development
Leonard Guttman – Assistant Vice President, Intergovernmental Relations
Louis Iglhaut – Associate Executive Director, Generations+/Northern Manhattan Health Network
Juan Izquierdo – Associate Executive Director, Queens Hospital Center
Nelson Laverde – Assistant Director, Bellevue Hospital Center
Stephen Lawrence, MD – Deputy Executive Director, Harlem Hospital Center
Liny Liu – Senior Project Manager, Lincoln Medical and Mental Health Center
Patricia Lockhart – Secretary to the Corporation, Office of the Chairman
Nini Mar – Director, Finance
Antonio Martin, Executive Vice President
Angelo Mascia – Executive Director, Sea View Hospital Rehabilitation Center and Home
Robert Miller, III – Deputy Executive Director/Chief Operating Officer, Kings County Hospital Center
Dean Moskos – Director, Office of Facilities Development
Dean Pearce – Senior Director, Office of Facilities Development
Marsha Powell – Director, Office of Facilities Development
Salvatore Russo – Senior Vice President, General Counsel, Legal Affairs
Ksenija Vukov-Drazevic – Senior Associate Director, Queens Hospital Center
Rick Walker – Chief Financial Officer, Central/North Brooklyn Health Network
Roslyn Weinstein – Senior Assistant Vice President, President's Office
Manasses Williams – Assistant Vice President, Affirmative Action/Equal Opportunity Employment
Dion Wilson – Assistant Director, Office of Facilities Development
Elizabeth Youngbar – Assistant Director, Office of Facilities Development

Frank Zanghi – Internal Audits

Other Attendees:

Joseph Gheraldi – Sea View Playwright Theater

Peter Jackson – Dormitory Authority of the State of New York

Rod Luccioni – The Gordian Group

John Pasicznyk – Managing Director, Construction and Metro New York Operations, Dormitory Authority of the State of New York

Kristyn Raffaele – New York City Office of Management and Budget

Sophia Rim – The Gordian Group

A. Simmons – Heritage Health and Housing

Sara Stein – Dormitory Authority of the State of New York

CALL TO ORDER

The meeting was called to order by Emily A. Youssouf, Chairman of the Capital Committee, at 10:08 A.M.

ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein, Senior Assistant Vice President, Office of the President, provided an overview of the meeting agenda, which included four action items and three information items. She advised that action items for consideration would be: 1) a license agreement for the continued operation of the Joseph Gheraldi Playwright Theatre at Sea View Hospital Rehabilitation Center and Home, 2) a resolution requesting approval of the Harlem Parking project, 3) a license agreement for Heritage Health and Housing to occupy space in 1727 Amsterdam Avenue, a building owned by HHC; and 4) a modification to an existing contract with the Gordian Group, which proposes expansion to their services. Ms. Weinstein further advised that status reports would be provided for the projects in delay.

That concluded her report.

ACTION ITEMS

- **Authorizing the President of the New York City Health and Hospitals Corporation ("the Corporation" or "Licensor") to execute a revocable license agreement with the Joseph Gheraldi Playwright Theatre (the "Licensee") for use and occupancy of space for the operation of a community theater at the Sea View Hospital Rehabilitation Center and Home (the "Facility").**

Ms. Youssouf read the resolution into the record. Angelo Mascia, Executive Director, Sea View Hospital Rehabilitation Center and Home, and Joseph Gheraldi, Sea View Playwright Theatre, were present to discuss the item.

Mr. Mascia explained that the theatre had been operating at the facility since 1984 and this resolution requested an additional five (5) year term. He noted that the organization occupied space in what was previously the Protestant Chapel on the campus, and in addition to paying the annual occupancy fee, they were in process of replacing the roof, and had converted the boiler, all at their own expense. He added that they perform five (5) shows a year, for which they provide tickets to facility residents.

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.

- **Approving the Harlem Hospital Parking Facility Project (the "Project"), authorizing the President of the New York City Health and Hospitals Corporation to execute a contract known as the Federal-Aid Highway and Marchiselli-Aid Local Project Agreement with the New York State Department of Transportation to provide funding for the Project, and confirming the availability of the funds necessary to complete the Project.**

Ms. Youssouf read the resolution into the record. Stephen Lawrence, MD, Deputy Executive Director, Harlem Hospital Center, Louis Iglhaut, Associate Executive Director, Generations+/Northern Manhattan Health Network, and Dean Moskos, Director, Office of Facilities Development were present to discuss the item.

Mr. Iglhaut advised that the resolution requested approval of a \$12.6 million spending limit for the project. This approval would obligate Federal funds allowing HHC to use a \$7.2 million grant from the New York State Department of Transportation. He explained that two independent estimates were completed for this project; one by the Dormitory Authority of the State of New York (DASNY) and McKissack, and, one performed by Jacobson, executed through Central Office. The two estimates were quite close so the project team was comfortable with the established budget. Both estimates included the full scope of work and both came in at \$11.2 million. Contingencies and a \$528,000 fee for construction documents had been added. Of the \$12.6 million, \$7.2million would come from the Federal government, \$3.5 million would be coming from already allocated HHC funds, from the Harlem Major Modernization project, and the remaining \$2.2 million was anticipated to come from funds for future Capital Projects.

Mr. Moskos explained that the \$3.5 million reallocated from the modernization project were funds that were originally scoped for a parking structure that was ultimately cut out of the modernization project, so DASNY had reduced their modernization work order to reflect this adjustment. He said that the remainder of the \$5.5 million, approximately \$2 million, was funding available in the Capital Plan that had not been allocated to specific projects. The funds were originally part of a lump sum included in the 10 year plan. He noted that HHC was awaiting approval from the Office of Management and Budget (OMB). Ms. Youssouf asked where the money was being reallocated from, noting that the Harlem Major Modernization project was over budget. Mr. Moskos said that the \$3.5 million was parked in the Modernization project but was earmarked specifically for a parking structure. The other \$2 million, a lump sum, would be coming from the outer years of the Capital Plan and had not yet been allocated for any projects.

Michael Stocker, MD, Chairman of the Board, asked how far back the original master plan for the Modernization project went. Mr. Moskos said 2004. Dr. Stocker asked what other components of that original master plan would still not be completed. Mr. Iglhaut advised that when \$47 million were removed from the original project, it was determined that renovations to the Martin Luther King (MLK) Pavilion and demolition of the Women's Pavilion would not be completed, and the building of a 300 space parking structure would not take place.

Ms. Youssouf asked if demolition would be part of the scope of the project being presented. Mr. Iglhaut said yes. Ms. Youssouf asked for an explanation of what the demolition would cost, what was being demolished, and whether any offices and/or employees needed to be relocated. Mr. Iglhaut advised that there were very few offices in the building; a majority of it was vacant.

Ms. Youssouf again noted that the modernization project was over budget and said that she believed the \$5.5 million must all be coming from other sources. There was no money allocated or set aside because it was used on the project. Mr. Moskos said that the \$2 million was coming from overall Capital.

Alan Aviles, President, New York City Health and Hospitals Corporation, explained that decisions had been made to free up capital that was not being utilized on the original project scope but it was being determined where the additional \$2 million would come from.

Josephine Bolus, RN, asked when the other project components that had been eliminated would be completed. Mr. Aviles said that they would be completed when and if they could be. He noted that the parking issue was of great importance and approval of the \$7.2 million Federal money contributed to it being dealt with at present. Dr. Lawrence advised that the facility had lost approximately 60% of their on campus parking and relocation efforts had not provided a sufficient number of replacement spaces.

Dr. Stocker said that the Board had been making great efforts to control spending and keep budgets in line and asked whether the team was comfortable with the estimates. Mr. Iglhaut said yes. Ms. Youssouf asked if the estimates included the demolition, relocation of staff, etc. Mr. Iglhaut said yes, demolition of the Old Nurse's Residence and the old power plant on campus were both part of the project scope.

Mr. Aviles asked if the \$7.2 million was the final grant total after monies were removed as a result of the Federal sequester. Mr. Iglhaut said yes. It was originally \$8 million and went down to \$7.2 million.

Mr. Iglhaut explained that full project scope would also alleviate congestion on 136th street, where ambulances are active. Ms. Youssouf requested that, moving forward, demolition and other project components always be reflected in written materials so that it is clear just what is included. She wants to see a full project scope clearly presented.

Ms. Youssouf reiterated that she did not want to see the project come before the committee with a budget overrun, and that it should contain an adequate contingency. Mr. Iglhaut said that the estimate with a larger contingency was relied upon, and additional time had been added to the project timeline to provide for filing of paperwork, approvals and other time consuming processes.

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") to execute a 3-year terminable license agreement with Heritage Health and Housing, Inc. ("Heritage") for Heritage's use and occupancy of approximately 20,000 square feet at 1727 Amsterdam Avenue in Manhattan (the "Building") for its operation of a Federally Qualified Health Center at an occupancy rate during the first year of the license of \$18/sq. ft. for the approximately 14,000 square feet that Heritage currently occupies on the 1st, 2nd, and 4th floors and at \$35/sq. ft. for the additional approximately 6,000 square feet to which Heritage will expand on the 3rd floor and at a rate of \$35/sq. ft. for the entire premises after the first year of the license such rates to be inclusive of heat, hot water and electricity.**

Ms. Youssouf read the resolution into the record. Stephen Lawrence, MD, Deputy Executive Director, Harlem Hospital Center, Louis Iglhaut, Associate Executive Director, Generations+/Northern

Manhattan Health Network, and A. Simmons, Heritage Health and Housing, were present to discuss the item.

Dr. Lawrence explained that Heritage House wished to expand their footprint in the building, into approximately 6,000 square-feet of vacant space. He noted that new rates would be set at fair market value, and after one year the space that was already occupied by Heritage House would be increased to that same fair market rate.

Ms. Youssouf asked what the difference between a license agreement and a lease agreement would be. Salvatore Russo, General Counsel, advised that license agreements were terminable on short notice, leases typically have longer terms, and leases require additional sign-offs from City Hall. Mr. Iglhaut stated that this was a first step to getting the rates in alignment and official agreements in place.

Ms. Weinstein added that Jeremy Berman, Deputy Counsel, had worked diligently on the agreement, done much research, and was very well informed in drafting the resolution and the proposed agreement.

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") to modify the existing contract with The Gordian Group, Inc. (the "Consultant") to broaden its scope to the provision of project management services to the Corporation with respect to projects performed by the Corporation's Indefinite Quantity Construction Contractors ("IQCCs"), to increase its funding from \$1.5 Million to not more than \$4 Million, and to extend its term to October 30, 2015.**

Ms. Youssouf read the resolution into the record. Dean Pearce, Senior Director, Office of Facilities Development, and Sophia Rim, Gordian Group, were present to discuss the item.

Mr. Pearce advised that under the original contract scope the Gordian Group provided bid documents, bidding assisted contract document preparation, training, program maintenance, management software and program tracking for a fee of 1.95% of each executed project. He stated that almost \$500,000 of the initial \$1.5 million contract had been expended and the contract would expire on November 2, 2014. He explained that the proposed resolution was seeking approval to expand responsibilities of the Gordian Group to include Construction Management (CM) services on an as needed basis for an additional fee of 10%. Additional responsibilities would include the following; determination of whether a project is appropriate for IOCC, identification of a contractor, conducting a joint scope meeting, development of a detailed scope of work, a reviewed price proposal, and monitoring of construction progress and reporting status to HHC. In short, all documents, review and approval of requisitions, and collection and distribution of close-out documents would be included.

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.

INFORMATION ITEMS

- **Project Status Reports**

Emergency Department – Lincoln Medical and Mental Health Center

Mr. Iglhaut advised that since last reported the project had been going quite well, there were no changes to scope or budget, and completion was expected for the end of the year. Dr. Stocker asked how long the project had been going on. Mr. Iglhaut said that original plans had been laid out in 1999 and there had been a number of iterations. Dr. Stocker asked for advisement when the project was complete. Mr. Iglhaut said absolutely.

Ms. Youssouf asked if other updates would be provided. Ms. Weinstein said no.

That concluded the progress reports.

There being no further business, the meeting was adjourned at 10:30 A.M.

REQUIREMENTS CONTRACTS

SPECIAL INSPECTIONS & MATERIALS TESTING

CORPORATE WIDE

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to negotiate and execute requirements contracts with three (3) Special Inspections & Material Testing firms; MT Group, HAKS and Universal Testing + Inspection to provide professional services on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$3,000,000 for services provided by these consultants.

WHEREAS, the facilities of the Corporation may require Special Inspections & Material Testing services; and

WHEREAS, the Corporation has determined that the needs of the Networks for these services can best be met by utilizing outside firms, on an as-needed basis, through a requirements contract; and

WHEREAS, the Corporation conducted a selection process for professional design services through a Request for Proposals (RFP), and determined that these consultants' proposals best met the Corporation's needs; and

WHEREAS, the overall monitoring of this Contract shall be under the direction of the Assistant Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED, the President of the New York City Health and Hospitals Corporation (the "Corporation") be and hereby is authorized to negotiate and execute requirements contracts with three (3) Special Inspections & Material Testing firms; MT Group, HAKS and Universal Testing + Inspection to provide professional services on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$3,000,000 for services provided by these consultants.

EXECUTIVE SUMMARY REQUIREMENTS CONTRACTS

MT Group, HAKS, Universal Testing + Inspection

SPECIAL INSPECTIONS & MATERIAL TESTING

OVERVIEW: The Corporation seeks to execute three (3) requirements contracts for one year, with options to renew for two additional one-year periods, for a total amount over three years, not-to-exceed \$3,000,000 to provide Special Inspections & Material Testing on an as-needed basis at any HHC facility.

NEED: The various facilities of the Corporation may require/need Special Inspections & Material Testing Services. Due to fluctuating demands and the licensing requirements for these services, the Corporation has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.

Special Inspections are conducted during the construction process to verify that work is being done in accordance to approved plans and specifications. Special Inspections must be performed by Special Inspectors on behalf of a qualified Special Inspection Agency. As of May 2012 Special Inspection Agencies must be registered with the NYC Department of Buildings. Owners are required to hire inspection agencies directly to assure their independence from the contractors. There are close to 50 different types of inspections required including some of the following:

Flood Zone Compliance - The special inspector shall perform a flood zone compliance inspection showing that the building was constructed in the appropriate location and at the proper elevation using methods that will minimize flood damage. For new construction, an elevation progress inspection will be required showing the elevation of the lowest floor.

Fire Alarm Test - The special inspector will make a field visit after the complete fire alarm has been installed and is ready for testing. The inspector will verify that all horns sound, all strobes light up, all devices are installed in their appropriate location as shown on the approved drawings and that the installation was completed in a professional manner. The inspector will also make sure that all necessary interior and exterior devices are tied in and programmed properly so that they activate simultaneously.

Emergency Power Systems - The special inspector will field check to see that the power system was installed according to the approved engineering drawings. He will look at the quality of the installation, the materials used, the supports, the feeder lines and other aspects to ensure that they have been completed with good building practice.

Page Two – Executive Summary
Special Inspections & Materials Testing

Other inspections include: Concrete, Steel, Masonry, Soils – Site Preparation, and Soils – Fill Placement & In Place Density, Foundations, Curtain walls, Fire-stopping, and Mechanical systems.

TERMS: The professional services will be provided pursuant to the terms and conditions of the requirements contracts.

COSTS: Not-to-exceed \$3,000,000 over three years, for the three (3) firms.

FINANCING: Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.

SCHEDULE: Upon contract execution, a base period of one year, with an option to renew for two additional contract periods of one year each, solely at the discretion of the Corporation.

HHC EXPERIENCE:

Consultant	Previous HHC Contracts
MT Group	None
HAKS	1/19/2012-1/18/2014, \$6M Construction Management pool
Universal Testing + Inspection	None

VENDEX: Pending. Documents for all vendors have been submitted to Legal Affairs.

EEO: Pending

REQUIREMENTS CONTRACTS

LOCAL LAW 11
AE DESIGN
AE/MEP

CORPORATE WIDE

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to negotiate and execute requirements contracts with seven AE firms; ARRAY Arch., PC, Ewing Cole Architects, PC, Francis Cauffman, LLP, Hellmuth, Obata, Kassabaum, P.C. (HOK), MJCL Architects, LLP, Perkins Eastman Architects, PC, Stonehill & Taylor Architects, PC, to provide profession AE/MEP design services; seven MEP firms, Greenman-Pedersen Inc, Jacob Feinberg Katz & Michaeli Consulting Group (JFK & M), Kallen & Lemelson Consulting Engineers, LLP, LIZARDOS Engineering Associates, PC, Parsons Brinckerhoff, Inc., R.G. Vanderweil Engineers, LLP and WSP USA, Corporation to provide professional MEP design services; and four Local Law Inspection & AE firms, Superstructures Engineering + Architecture, PLLC, Desman Associates, Roman and Oundjian Eng. + Insp. Services, PC and Thornton Tomasetti to provide professional Local Law 11 inspection and filing services and AE services in connection with Local Law 11 compliance on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$15,000,000 for services provided by these consultants.

WHEREAS, the facilities of the Corporation may require professional AE/MEP design services and Local Law 11 inspection and filing services and professional AE design services in connection with Local Law 11 compliance; and

WHEREAS, the Corporation has determined that the needs of the Networks for these services can best be met by utilizing outside firms, on an as-needed basis, through a requirements contract; and

WHEREAS, the Corporation conducted a selection process for such professional services through a Request for Proposals (RFP), and determined that these consultants' proposals best met the Corporation's needs; and

WHEREAS, the overall monitoring of this Contract shall be under the direction of the Senior Assistant Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED, the President of the New York City Health and Hospitals Corporation (the "Corporation") be and hereby is authorized to negotiate and execute requirements contracts with seven AE firms; ARRAY Arch., PC, Ewing Cole Architects, PC, Francis Cauffman, LLP, Hellmuth, Obata, Kassabaum, P.C. (HOK), MJCL Architects, LLP, Perkins Eastman Architects, PC, Stonehill & Taylor Architects, PC, to provide profession AE/MEP design services; seven MEP firms, Greenman-Pedersen Inc, Jacob Feinberg Katz & Michaeli Consulting Group (JFK & M), Kallen & Lemelson Consulting Engineers, LLP, LIZARDOS Engineering Associates, PC, Parsons Brinckerhoff, Inc., R.G. Vanderweil Engineers, LLP and WSP USA, Corporation to provide professional MEP design services; and four Local Law Inspection & AE firms, Superstructures Engineering + Architecture, PLLC, Desman Associates, Roman and Oundjian Eng. + Insp. Services, PC and Thornton Tomasetti to provide professional Local Law 11 inspection and filing services and AE services in connection with Local Law 11 compliance on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$15,000,000 for services provided by these consultants.

EXECUTIVE SUMMARY

REQUIREMENTS CONTRACTS

AE/MEP and LL11 INSPECTIONS & AE PROFESSIONAL SERVICES

ARRAY Arch., PC, Ewing Cole Architects, PC, Francis Cauffman, LLP, Hellmuth, Obata, Kassabaum, P.C. (HOK), MJCL Architects, LLP, Perkins Eastman Architects, PC, Stonehill & Taylor Architects, PC, Greenman-Pedersen Inc., Jacob Feinberg Katz & Michaeli Consulting Group (JFK & M), Kallen & Lemelson Consulting Engineers, LLP, LIZARDOS Engineering Associates, PC, Parsons Brinckerhoff, Inc., R.G. Vanderweil Engineers, LLP, WSP USA, Corporation, Superstructures Engineering + Architecture, PLLC, Desman Associates, Roman and Oundjian Eng. + Insp. Services, PC, Thornton Tomasetti

OVERVIEW: The Corporation seeks to execute eighteen (18) requirements contracts for one year, with options to renew for two additional one-year periods, for a total amount over three years, not-to-exceed \$15,000,000 to provide AE/MEP and LL11 Inspection & AE/MEP Professional Services on an as-needed basis at any HHC facility.

NEED: The various facilities of the Corporation may require/need AE/MEP and LL11 Inspection & AE/MEP Professional Services. Due to fluctuating demands and the licensing requirements for these services, the Corporation has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.

New York City's "Facade Inspection Safety Program" (FISP), also known as Local Law 11, requires that owners of buildings with six or more stories above an exposed basement wall inspect their exterior walls and appurtenances every 5 years. A Qualified Exterior Wall Inspector certified by the NYC Department of Buildings (NYCDOB) must conduct this inspection and submit it for review and approval to the NYCDOB. There must be a physical inspection of at least one wall usually by a scaffold drop and all exposed walls must be inspected. The inspection report documents any conditions found and indicates if they are safe, unsafe, or safe with a repair and maintenance program. Unsafe conditions must be repaired immediately, and any condition noted as Safe with a repair and maintenance program must be remedied during the next five years in order to prevent its automatic classification as an unsafe condition during at the next inspection. As of 2011 a staggered inspection cycle has been developed by the DOB. Filing dates are determined by the last digit of the buildings Block Numbers. The 7th Cycle ran from 2/21/10 to 2/21/2013 and the 8th Cycle runs from 2/21/15 to 2/21/19. The Local Law 11 consultants also assist NYCHHC in the design for repairs and maintenance of the entire building envelope including the walls, windows and roofs.

TERMS: The professional services will be provided pursuant to the terms and conditions of the requirements contracts.

COSTS: Not-to-exceed \$15,000,000 over three years, for the eighteen (18) firms.

FINANCING: Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.

Page Two – Executive Summary
AE/MEP and LL11 Inspections & AE Professional Services

SCHEDULE: Upon contract execution, a base period of one year, with an option to renew for two additional contract periods of one year each, solely at the discretion of the Corporation.

HHC EXPERIENCE:

AE FIRMS	
Consultant	Previous HHC Contracts
MJCL Architects, LLP	11/07/2011-11/06/2013, \$16.1 M pool
Francis Cauffman, LLP	None
ARRAY Arch., PC	none
Perkins Eastman Architects, PC	11/07/2011-11/06/2013, \$16.1 M pool
Hellmuth, Obata, Kassabaum, P.C. (HOK)	none
Stonehill & Taylor Architects, PC	none
Ewing Cole Architects, PC	none

MEP FIRMS	Previous HHC Contracts
LIZARDOS Engineering Associates, PC	none
WSP USA, Corporation	none
Greenman-Pedersen Inc.	11/07/2011-11/06/2013, \$16.1 M pool
Parsons Brinckerhoff, Inc.	none
R.G. Vanderweil Engineers, LLP	none
Jacob Feinberg Katz & Michaeli Consulting Group (JFK & M)	none
Kallen & Lemelson Consulting Engineers, LLP	11/07/2011-11/06/2013, \$16.1 M pool

LL11 Inspection/ AE Firms	Previous HHC Contracts
Superstructures Engineering + Architecture, PLLC	11/07/2011-11/06/2013, \$16.1 M pool
Desman Associates	None
Roman and Oundjian Eng. + Insp. Services, PC	None
Thornton Tomasetti	None

VENDEX: Approval Pending

EEO: Approval Pending

SUBLEASE AGREEMENT

MEALS-ON-WHEELS OF STATEN ISLAND

**SEA VIEW HOSPITAL
REHABILITATION CENTER AND HOME**

RESOLUTION

Revising the resolution adopted September 27, 2012 that authorized the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. ("Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility") such that the area rented be increased from 65,340 square feet (approximately 1.5 acres) to 75,855 square feet (approximately 1.74 acres) including land for a 22,400-square-foot facility as had previously been authorized.

WHEREAS, on September 27, 2012 the Corporation's Board of Director adopted the attached resolution authorizing a sublease with Meals On Wheels in the form attached; and

WHEREAS, Meals on Wheels now realizes that it did not request from the Corporation enough space at the Facility to allow for all necessary parking, driveway and loading area; and

WHEREAS, Meals on Wheels wishes to correct its error by obtaining approval to sublease an additional 10,515 square feet; and

WHEREAS, a Public Hearing was held on January 18, 2012, in accordance with the requirements of the Corporation's Enabling Act at which the area to be subleased by Meals on Wheels was described as "approximately 2 acres;" and

WHEREAS, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor as to the additional 10,515 square feet to be included.

NOW, THEREFORE, be it

RESOLVED, that the resolution adopted September 27, 2012 authorizing the President of the New York City Health and Hospitals Corporation to execute a sublease agreement with Meals On Wheels of Staten Island, Inc., for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home be revised such that the area rented be increased from 65,340 square feet (approximately 1.5 acres) to 75,855 square feet (approximately 1.74 acres) including land for a 22,400-square-foot facility as had previously been authorized.

EXECUTIVE SUMMARY

SUBLEASE AGREEMENT MEALS ON WHEELS OF STATEN ISLAND, INC. SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

OVERVIEW:

The President seeks authorization from the Board of Directors of the Corporation to revise a resolution adopted September 27, 2012 authorizing the President to enter into a sublease with Meals on Wheels of Staten Island, Inc. ("Meals on Wheels"), for the development and operation of a facility housing kitchen, office and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home ("Sea View").

PROGRAM/ NEED:

Meals on Wheels of Staten Island, Inc., a non-profit corporation based in Staten Island, has been delivering hot meals to the borough's frail and elderly since the 1970s. Meals are currently prepared in the organization's kitchen located on Port Richmond Avenue and delivered using a combination of Meals on Wheels staff-driven vehicles and vehicles driven by volunteers. Over the past three years, the organization's meal recipient census has grown to nearly 800 people across the borough. The existing kitchen was forecasted to manage up to 550 meal recipients receiving two meals daily. As the elderly population on Staten Island continues to grow, Meals on Wheels acknowledges the need to expand its capabilities to meet the increasing demand for its services.

Meals on Wheels will build an approximately 22,400-square-foot building on Sea View's campus on an approximately 75,855-square-foot parcel of land that is currently vacant. The new facility will house a full capacity kitchen for food preparation and storage and administrative offices. The facility will also accommodate vehicular activity connected with loading prepared food on vehicles for delivery and the movement of trucks delivering food and other kitchen supplies. The Sea View campus location provides a central location from which the entire borough can be accessed.

A Public Hearing was held on January 18, 2012, in accordance with the requirements of the Corporation's Enabling Act, and, prior to lease execution the proposed sublease is subject to approval of the City Council and the Office of the Mayor.

REVISION

This revision changes the area rented from approximately 65,340 square feet to approximately 75,855 square feet. Meals on Wheels will remain responsible for all costs associated with the design, construction, and operation of the facility. There will no change in Meals on Wheels' anticipated \$4 Million development budget. There shall be no increase or other change in the size of the building that Meals on Wheels will construct. The revision will not alter Meals on Wheels' intended use of the property.

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Landlord") to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. (the "Tenant" or "Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

WHEREAS, Meals On Wheels, a non-profit corporation based in Staten Island, has been delivering hot meals to the borough's frail and elderly since the 1970s; and

WHEREAS, the organization's kitchen currently located on Port Richmond Avenue has limited food preparation capabilities and is no longer able to meet the demand for its services as the meal recipient census grows; and

WHEREAS, locating a new kitchen on the Facility's campus will enable Meals On Wheels to continue to provide its meals to the Staten Island community, and the Facility will benefit from the revenue produced by the sublease; and

WHEREAS, a Public Hearing was held on January 18, 2012, in accordance with the requirements of the Corporation's Enabling Act, and, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Landlord") be and hereby is authorized to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. (the "Tenant" or "Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

The Tenant shall have use and occupancy of an approximately 65,340-square-foot parcel of land located on the northern portion of the Facility's campus ("the Demised Premises"). The Tenant shall develop and operate an approximately 22,400-square-foot facility on the Demised Premises. The balance of the parcel shall be developed for parking use. The initial term of the sublease shall be twenty-five (25) years. The sublease shall contain one 14-year renewal option and one 10-year option exclusive to the Tenant. The base rent for the initial term shall be \$94,740 per year.

The rent during the initial term shall be escalated by three (3) percent per year compounded annually. The rent shall be subject to re-appraisal prior to the commencement of each renewal option.

**Page Two – Resolution
Meals On Wheels – Sea View**

The Tenant shall be responsible for the design, construction, and operation of the residential facility. Design documents shall be subject to review and approval of the Landlord, such approval not to be unreasonably withheld. The tenant has estimated approximately \$4 million for the development of the planned 22,400 square-foot facility.

The Tenant shall be responsible for all interior and exterior structural and non-structural maintenance and repairs to the facility. The cost of all utilities shall be the Tenant's responsibility.

The Tenant shall indemnify and hold harmless the Corporation and the City of New York from any and all claims arising by virtue of its use of the Demised Premises, and shall also provide appropriate insurance naming each as additional insured parties.

Board Approved 9.27.12

EXECUTIVE SUMMARY

SUBLEASE AGREEMENT MEALS ON WHEELS OF STATEN ISLAND, INC. SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

OVERVIEW: The President seeks authorization from the Board of Directors of the Corporation to execute a sublease with Meals On Wheels of Staten Island, Inc. ("Meals On Wheels"), for the development and operation of a facility housing kitchen, office and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home ("Sea View").

**PROGRAM/
NEED:**

Meals On Wheels of Staten Island, Inc., a non-profit corporation based in Staten Island, has been delivering hot meals to the borough's frail and elderly since the 1970s. Meals are currently prepared in the organization's kitchen located on Port Richmond Avenue and delivered using a combination of Meals On Wheels staff-driven vehicles and vehicles driven by volunteers. Over the past three years, the organization's meal recipient census has grown to nearly 800 people across the borough. The existing kitchen was forecasted to manage up to 550 meal recipients receiving two meals daily. As the elderly population on Staten Island continues to grow, Meals On Wheels acknowledges the need to expand its capabilities to meet the increasing demand for its services.

Meals On Wheels will build an approximately 22,400-square-foot building on Sea View's campus on an approximately 65,000-square-foot parcel of land that is currently vacant. The new facility will house a full capacity kitchen for food preparation and storage and administrative offices. The facility will also accommodate vehicular activity connected with loading prepared food on vehicles for delivery and the movement of trucks delivering food and other kitchen supplies. The Sea View campus location provides a central location from which the entire borough can be accessed.

A Public Hearing was held on January 18, 2012, in accordance with the requirements of the Corporation's Enabling Act, and, prior to lease execution the proposed sublease is subject to approval of the City Council and the Office of the Mayor.

TERMS: Meals On Wheels will have use and occupancy of an approximately 65,340-square-foot parcel of land located on the northern portion of the Facility's campus ("the Demised Premises"). Meals On Wheels will develop and operate an approximately 22,400-square-foot facility on the Demised Premises. The balance of the parcel shall be developed for parking use. The initial term of the sublease will be twenty-five (25) years.

Page Two – Executive Summary
Meals On Wheels – Sea View

The sublease will contain one 14-year renewal option and one 10-year option exclusive to Meals On Wheels. The base rent for the initial term will be \$94,740 per year.

The rent during the initial term will be escalated by three (3) percent per year compounded annually. The rent will be subject to re-appraisal prior to the commencement of each renewal option.

Meals On Wheels will be responsible for the design, construction, and operation of the residential facility. Design documents shall be subject to review and approval of the Landlord, such approval not to be unreasonably withheld. Meals On Wheels has estimated approximately \$4 million for the development of the planned 22,400 square-foot facility.

Meals On Wheels will be responsible for all interior and exterior structural and non-structural maintenance and repairs to the facility. The cost of all utilities will be Meals On Wheels' responsibility.

Meals On Wheels will indemnify and hold harmless the Corporation and the City of New York from any and all claims arising by virtue of its use of the Demised Premises, and will also provide appropriate insurance naming each as additional insured parties.

Board Approved 9/27/12

SUMMARY OF ECONOMIC TERMS

SITE:	Sea View Hospital Rehabilitation Center and Home 460 Brielle Avenue Borough of Staten Island Block 955, Lot 1
TENANT:	Meals On Wheels of Staten Island, Inc. 304 Port Richmond Avenue Staten Island, N.Y. 10302
PARCEL SIZE:	Approximately 65,340 square feet
TERM:	Twenty-five (25)-year initial term
RENEWAL OPTIONS:	One 14-year option, one 10-year option
RENT:	\$94,740 per year
ESCALATION:	3% per year compounded annually
APPRAISALS/ RESETS:	Prior to the commencement of each renewal option
UTILITIES:	The cost of all utilities shall be the tenant's responsibility.
MAINTENANCE:	The tenant shall responsible for all interior and exterior structural and non-structural maintenance and repairs to the facility.

Board Approved 9.27.12

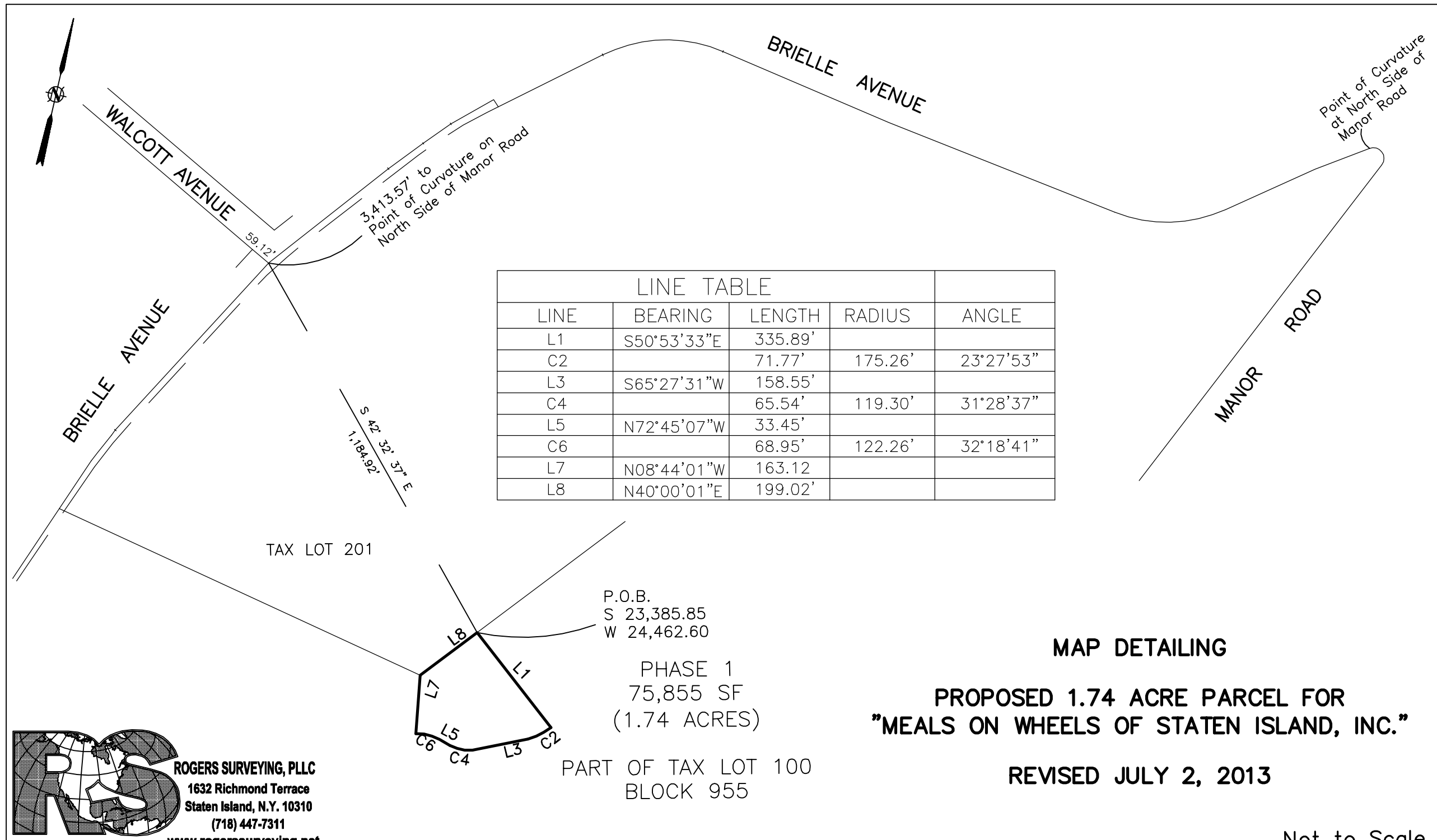
PROPOSED PHASE 1
1.74 ACRE PARCEL
“MEALS ON WHEELS OF STATEN ISLAND, INC.”
PART OF TAX LOT 100 BLOCK 955
BOROUGH OF STATEN ISLAND, CITY OF NEW YORK

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, and bounded and described by the following;

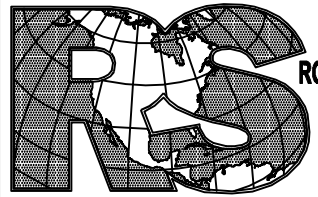
BEGINNING at a point inside said Tax Lot 100 Block 955, said point of BEGINNING having coordinates South 23,385.85 and West 24,462.60 and being described by the following two (2) courses:

- a. Starting on the easterly record line of Brielle Avenue (Irregular Width), said point being located a distance of 3,413.57 feet westerly from the point of curvature on the north side of Manor Road. Said point also being located as being on a prolongation of the southerly side of Walcott Avenue and its intersection with the said easterly record line of Brielle Avenue;
- b. THENCE on a bearing South 42-32-37 E for a distance of 1,184.92 feet to the point or place of BEGINNING and running thence the following several courses;
 1. THENCE South 50-53-33 E for a distance of 335.89 feet to a point of non-tangent curvature;
 2. THENCE along a curve bearing to the right, having a radius of 175.26 feet, a central angle of 23-27-53 for an arc length of 71.77 feet to a point of non-tangency;
 3. THENCE South 65-27-31 West for a distance of 158.55 feet to a point of non-tangent curvature;
 4. THENCE along a curve bearing to the right, having a radius of 119.30 feet, a central angle of 31-28-37 for an arc length of 65.54 feet to a point of non-tangency;
 5. THENCE North 72-45-07 West for a distance of 33.45 feet to a point of non-tangent curvature;
 6. THENCE along a curve bearing to the left, having a radius of 122.26 feet, a central angle of 32-18-41 for an arc length of 68.95 feet to a point;
 7. THENCE North 08-44-01 West for a distance of 163.12 feet to a point;
 8. THENCE North 40-00-01 East for a distance of 199.02 feet to the point or place of BEGINNING.

The above described parcel contains an area of 75,855 Square Feet or 1.74 acres.



LINE TABLE				
LINE	BEARING	LENGTH	RADIUS	ANGLE
L1	S50°53'33"E	335.89'		
C2		71.77'	175.26'	23°27'53"
L3	S65°27'31"W	158.55'		
C4		65.54'	119.30'	31°28'37"
L5	N72°45'07"W	33.45'		
C6		68.95'	122.26'	32°18'41"
L7	N08°44'01"W	163.12		
L8	N40°00'01"E	199.02'		



ROGERS SURVEYING, PLLC
 1632 Richmond Terrace
 Staten Island, N.Y. 10310
 (718) 447-7311
 www.rogerssurveying.net

MAP DETAILING
PROPOSED 1.74 ACRE PARCEL FOR
"MEALS ON WHEELS OF STATEN ISLAND, INC."
REVISED JULY 2, 2013

Not to Scale

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY NOT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S IMPRESSION SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
 SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY OR LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UTILITY NOTE:
 The Underground Utility Information Shown Hereon Is One Of Several Possible Interpretations Of The Record Data As Provided By The Respective Utility Companies. Rogers Surveying, PLLC Assumes No Responsibility For The Actual Location, Size, And Depth Of Any Utility Lines. The Location And Depth Of All Underground Utilities Must Be Verified With The Respective Utility Prior To Any Design And Construction Or Excavation.

DATUM NOTE:
 COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY FOR THE BOROUGH OF STATEN ISLAND (BOGART SYSTEM)
 ELEVATIONS SHOWN ARE REFERENCED TO STATEN ISLAND BOROUGH DATUM WHICH IS 3.19 ABOVE MEAN SEA LEVEL AT SANDY HOOK, NEW JERSEY (U.S. COAST & GEODETIC SURVEY) NGVD29.

LEGAL GRADE SHOWN THUS [X.X]
 EXISTING GRADES SHOWN THUS (X.X)
 PROPOSED GRADES SHOWN THUS <X.X>
 GROUND ELEVATIONS SHOWN THUS X.X

NOTE:
 THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

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 ALL RIGHTS RESERVED
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

TREE LEGEND	
	ALAN.
	APPLE
	BEECH
	BIRCH
	CHERRY
	EVERGREEN
	LOCUST
	MAPLE
	MULBERRY
	OAK
	PEAR
	PINE
	SASSAFRAS
	SWEET GUM
	SYCAMORE
	WILLOW
	POPULAR
	STAMP
	DEC. TREE

Map of Survey
 Seaview
 March 13, 2013
 Tax Lots P/O 100
 Tax Block 955
 Filed Map Lots
 Filed Map Block
 Filed Map
 Deed
 Borough of Staten Island
 County of Richmond
 New York, NY

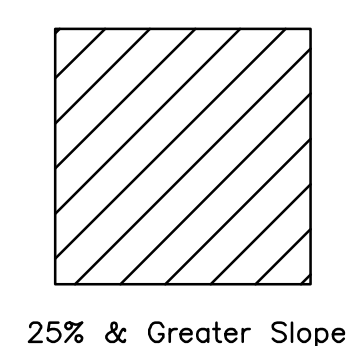
MAP DETAILING
 PROPOSED 1.74 ACRE PARCEL FOR
 "MEALS ON WHEELS OF STATEN ISLAND, INC."

HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{IL \times 100}{A}$$
 S = AVG. SLOPE
 I = CONTOUR INTERVAL (FEET)
 L = LENGTH OF CONTOUR LINE (FEET)
 A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(1619) \times 100}{75,855}$$

$$S = 4.27\% \text{ SLOPE}$$



REVISIONS	JOB #	DATE	FB. / PG.
Parcel Revised		7/2/13	
Additional Topography	37417	6/21/13	841/45-46

Meal On Wheels Of Staten Island, Inc.
 Block 955 P/O Lot 100
 Staten Island, New York

Drafted by: RL	 ROGERS SURVEYING, PLLC 1632 Richmond Terrace Staten Island, N.Y. 10310 (718) 447-7311 www.rogerssurveying.net	Date : 3/13/13
Checked by: BS		Scale : 1"=20'
Dwg. File: 36907		Job No. : 36907
Disk No. P:\		F.B./Pg. 839/75-77

CERTIFIED ONLY TO:
 Meals On Wheels Of Staten Island, Inc.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR WATERCOURSES ON THE PROPERTY SHOWN ON THIS SURVEY.

G001.

HEATING READINESS REPORT

CORPORATE WIDE

2013 FACILITIES HEATING READINESS REPORT
(Status as of September, 2013)

GOOD

Bellevue Coler Coney Island Dr. SS McKinney East New York Elmhurst Goldwater Gouverneur Harlem Jacobi Kings County Lincoln Metropolitan (Main Hospital Building) Morrisania North Central Bronx Queens Sea View Segundo Ruiz Belvis Woodhull
--

CONDITIONAL

Cumberland

POOR

Metropolitan (Draper Hall): No Temporary or any heating system is installed at this time. The facility is currently vacant and secured as a result of Hurricane Sandy.
--

GREEN (Good)

YELLOW (Conditional)

RED (Poor)

NETWORK: SOUTH MANHATTAN

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
BELLEVUE	GOOD	HOT DECK CONVERTER COIL REPLACED ON ONE CONVERTER. THE SECOND CONVERTER COIL IS LEAKING AND NEEDS TO BE REPLACED. HOT DECK PIPING TO THE AHU ON THE 13 TH FLOOR IS IN POOR CONDITION AND HAS BEEN REPAIRED IN MANY LOCATIONS.	WILL GET PRICING TO REPLACE THE LEAKING COIL WE HAVE IDENTIFIED THIS SYSTEM ON OUR PROJECTED CAPITAL PROJECTS LIST FOR REPLACEMENT.	
GOUVERNEUR	GOOD	N/A	N/A	No Issues To Report
COLER	GOOD	Main Winter Steam Line has been repaired and is fully functional and operational. Summer Steam Line (Redundant) needs replacement of expansion joint and flange. All other steam and condensate leaks were repaired and fully functional. Main Loading dock line was repaired and fully functional. Radiator leaks were all repaired and fully operational.	Summer Line - As the repair work has been completed and the water is being pumped out of the tunnel area a better investigation of the Summer line (Back Up) is being conducted and additional repairs are underway.	Replace/repair the expansion joint and flange on the Summer (Back Up) Line. – In Progress.
GOLDWATER	GOOD	N/A	N/A	
METROPOLITAN (MAIN HOSPITAL)	GOOD	N/A	N/A	EXISTING BOILERS ARE TO BE REPLACED AS PART OF THE NYPA ENERGY CONSERVATION AND BOILER PROJECT.
METROPOLITAN (DRAPER HALL)	BAD	DRAPER HALL UNDERGROUND STEAM SUPPLY AND CONDENSATE RETURN PIPING NEEDS REPLACEMENT. THIS IS A NON-PATIENT AREA. This building has NO HEAT	TEMPORARY BOILER was destroyed during Hurricane Sandy and was not replaced	This building has no heat and should be assessed before the cold weather for what will be done during the winter season.

NETWORK: GENERATIONS + / NORTHERN MANHATTAN

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
LINCOLN	GOOD	N/A	N/A	
BELVIS	GOOD	N/A	N/A	
MORRISANIA	GOOD	N/A	N/A	
HARLEM	GOOD	N/A	N/A	

NETWORK: QUEENS

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
ELMHURST	GOOD	<p>BOILER #2 & #3 ARE IN THE PROCESS OF A TUNE UP AND ARE EXPECTED TO BE READY FOR THE HEATING SEASON.</p> <p>BOILER #4 IS SCHEDULED FOR CLEANING IN THE MIDDLE OF OCTOBER AND FULL TUNE UP PERFORMED AND EXPECTED TO BE READY FOR THE HEATING SEASON.</p> <p>BOILER #2, #3, & #4 ARE CAPABLE OF RUNNING ON DUAL FUEL. BOILER #1 ONLY FIRES ON #6 OIL.</p>	<p>OUTSIDE COMPANY IS PREPARING THE BOILERS FOR FULL SERVICE.</p> <p>PURCHASE ORDER IS ALREADY IN PLACE TO COMPLETE THIS SERVICE.</p>	<p>BOILER #1 IS FULLY PREPARED FOR THE HEATING SEASON.</p> <p>ALL WORK ASSOCIATED WITH THE BOILERS ARE TO BE COMPLETED BEFORE THE START OF THE HEATING SEASON.</p> <p>NO PROBLEMS ANTICIPATED IN PROVIDING ADEQUATE HEATING FOR THE 2013-2014 HEATING SEASON.</p> <p>ALL FOUR EXISTING 400 HP BOILERS ARE TO BE REPLACED AS PART OF THE NYPA ENERGY CONSERVATION AND BOILER REPLACEMENT PROJECT. TO BE COMPLETED FOR HEATING SEASON 2014-2015.</p>
QUEENS	GOOD	N/A	N/A	

NETWORK: NORTH BRONX

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
JACOBI	GOOD	N/A	N/A	
NORTH CENTRAL BRONX	GOOD	ALL FIVE (5) BOILERS ARE IN GOOD CONDITIONS AND ARE FULLY OPERATIONAL. HOWEVER BOILER#2 IS NOT USED, DUE TO OUTDATED BURNER AND COBUSTION CONTROLS REQUIRED FOR EMMISION COMPLIANCE (Title V.)	HHC SHOULD REUSE AVAILABLE ENGINEEIRNG DOCUMENTS AND APPROPRIATE FUNDS NECESSARY FOR THE BOILER # 2 IMPROVEMNTS AS IT IS REQUIRED FOR THE REDUCED POLUTION AND ENVIRONMENTAL CODES COMPLIANCE.	Engineering was completed in 2010, bid was conducted in 2011 but funds were not appropriated for the improvements IN EMERGENCY, BOILER # 2 COIULD BE ACTIVATED ON A SHORT NOTICE AND COULD BE USED AS A BACKUP

NETWORK: SOUTHERN BROOKLYN / STATEN ISLAND

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
SEA VIEW	GOOD	There are two condensate leaks that are being scheduled for repair. Neither leak impacts the hospital. The ADS RTU heat section is bad. HHC has ordered the RTU and the installer has done a walk down of the job.	Both leaks are being walked down for scheduling and parts order this week. Install of the unit has not bed determined yet. I expect a scheduled date of install to be given to me this week.	All other heating equipment is expected to be in good working order.
CONEY ISLAND	GOOD	FACILITY CURRENTLY OPERATING SATISFACTORILY USING TEMPORARY BOILERS WHILE THE NEW BOILERS ARE BEING INSTALLED.	NEW BOILERS ARE BEING RAISED ABOVE THE NEW FLOOD ELEVATIONS.	CODE COMPLIANT SYSTEM WAS DESIGNED AND WILL BE COMPLETE. THE FACILITY HAS ENTERED AN AGREEMENT WITH NYPA TO OVERSEE CONSTRUCTION AND INSTALLATION OF BOILERS. BOILER INSTALLATION IS EXPECTED TO BE COMPLETED BY THE END OF DECEMBER 2013.

NETWORK: CENTRAL BROOKLYN

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
KINGS COUNTY	GOOD	C-Building steam station needs to be upgraded	HHC to buy new steam regulating valves and controls to update the steam station.	
McKINNEY	GOOD	N/A	N/A	
EAST NEW YORK	GOOD	N/A	N/A	

NETWORK: NORTH BROOKLYN

FACILITY	RATING	SYSTEM CONDITION/ POTENTIAL HEATING PROBLEMS	REMEDIAL ACTION/PLAN	COMMENTS
WOODHULL	GOOD	<p>HVAC FANS HAVE SOME MINOR AIR LEAKAGE, CROSS CONNECTIONS AND TEMPERATURE VARIANCE, AND NEED AIR BALANCING.</p> <p>CAPABILITY OF BUILDING AUTOMATION SYSTEM IS LIMITED DUE TO AGE. HOWEVER, BUILDING ENGINEERS ARE ABLE TO MANUALLY CONTROL HVAC FANS.</p>	<p>THE NETWORK WILL CONTINUE TO MONITOR AND REPAIR EQUIPMENT AS NECESSARY. UPGRADE OF FANS IN PROGRESS ON A PHASED BASIS, DEPENDING ON THE AVAILABILITY OF CAPITAL FUNDS.</p> <p>PHASED UPGRADE OF SYSTEM IS IN PROGRESS FOR 10 FANS WITHOUT AUTOMATED CAPABILITY.</p> <p>NYPA ENERGY STUDY UNDERWAY TO REPLACE ALL BURNERS BEFORE THE NEXT HEATING SEASON.</p>	<p>TWO (2) FANS IN EMERGENCY DEPT. TO BE UPGRADED. EVALUATION BY A CONSULTANT WAS COMPLETED. DESIGN IS 90% COMPLETE. THE PROJECT WAS DEFERRED BUT REMAINS ON THE CAPITAL PLAN. NO FUNDING SOURCE OR IMPLEMENTATION DATE HAS BEEN ESTABLISHED.</p> <p>NYPA STUDY CURRENTLY BEING CONDUCTED TO UPGRADE THE BMS SYSTEM.</p> <p>NO IMPACT TO HVAC SERVICE IS ANTICIPATED FOR THE 2013/2014 HEATING SEASON.</p>
CUMBERLAND	CONDITIONAL	<p>DEAERATOR TANK FOR THE BOILER WATER SYSTEM NEEDS REFURBISHMENT. EXISTING BOILERS ARE ORIGINAL TO THE BUILDING CONSTRUCTED IN 1962.</p>	<p>THE LEAK HAS BEEN TEMPORARILY RESOLVED. HOWEVER, TANK HAS BEEN ASSESSED AND IT HAS BEEN DETERMINED THAT IT SHOULD BE REPLACED.</p> <p>NYPA ENERGY STUDY UNDERWAY FOR COMPLETE BOILER REPLACEMENT FOR NEXT HEATING SEASON.</p>	<p>FACILITY WILL ALLOCATE FUNDING FOR REPLACEMENT IN FY13. POTENTIAL IMPACT TO THE 2013/2014 HEATING SEASON SHOULD THE DEAERATOR TANK FAIL. IN CASE OF ANOTHER LEAK, TEMPORARY, UNTREATED, FEEDWATER CAN BE SUPPLIED TO BOILER UNTIL REPAIRS ARE MADE TO DEAERATOR.</p>

PROJECT STATUS REPORTS

South Manhattan Health Network
Southern Brooklyn/Staten Island Health Network

Network: SOUTH MANHATTAN HEALTHCARE NETWORK

Facility: BELLEVUE 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
11201103	Expansion of Inpatient Psychiatric Unit	2,208	1,869	85.00%	May-12	Sep-12	Oct-13	(13)	Contractor is completing punchlist.

Network: SOUTHERN BROOKLYN / STATEN ISLAND HEALTH NETWORK

Facility: CONEY ISLAND HOSPITAL

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
26201102	Boiler Plant Replacement	10,223	2,256	32.00%	Jun-12	Feb-13	Dec-13	(10)	Asbestos abatement of boiler house, demolition of boilers and cleaning of three #6 tanks are completed. Work on reinforcing floor for raising new boilers in progress. Project is approximately 20% complete.
26201202	Convert 6-Bedded rooms to 4-Bedded rooms	211	4	0.02%	Aug-12	Dec-12	Oct-13	(10)	Finish work in progress. Project was on HOLD for six (6) months due to Hurricane SANDY.
26201203	New Non-Invasive Cardiology Unit	114	6	0.05%	Aug-12	Dec-12	Dec-13	(12)	Project was on HOLD for six (6) months due to Hurricane SANDY. Currently, facility is reallocating patient services in Main Building.

Facility: SEA VIEW HOSPITAL REHABILITATION CENTER & HOME

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
75200902	Renovate Isolation Building	3,750	215	6.00%	Apr-13	Feb-14	Feb-14		Construction including installation of windows in progress. Project is approximately 15% complete.