

CAPITAL COMMITTEE
MEETING AGENDA

May 16, 2019

10:00 AM

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – March 19, 2019** Feniosky Peña-Mora
- **VICE PRESIDENT’S REPORT** Roslyn Weinstein

ACTION ITEMS

- **Resolution** **Maureen McClusky**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a three year lease extension agreement with Chestnut Station Inc. (the “Landlord”) for approximately 6,000 square feet of interior space and 2,560 square feet of exterior space at 230 Beach 102nd Street, Borough of Queens, to house an Adult Day Health Care Center (the “Center”) managed by NYC Health + Hospitals/Dr. Susan Smith McKinney Nursing & Rehabilitation Center (the “Facility”) at a base rent of \$34.50 per square foot for the interior space and \$15.00 per square foot for the exterior space for a total of \$245,400 per year to be escalated by 2.5% per year for a total base rent over the three year term of \$754,758 with the System having a right to terminate the lease on six months’ notice.

Vendex: Not required.
- **Resolution** **Ebone Carrington**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute an agreement with Vanguard Construction (“Vanguard”) for the renovation of shell space on the 5th floor of the Mural Pavilion of NYC Health + Hospitals/Harlem (the “Hospital”) to house the Hospital’s outpatient behavioral health clinics which are to be relocated from the Hospital’s Women’s Pavilion and to add outpatient primary care facilities at a cost not to exceed \$6,627,734, which includes a 9% construction contingency.

Vendex: Pending.
- **Resolution** **Milenko Milinic**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a three month revocable license agreement with T-Mobile Northeast LLC (the “Licensee”) to operate a mobile cellular communications system on an approximately 750 square foot parcel of land located on the campus of the former Neponsit Health Care Center (the “Facility”), located at 67 Rockaway Beach Boulevard, Queens, at an occupancy fee of \$50,000 or \$267 per square foot.

Vendex: Approved.

- **Resolution** **Louis Iglhaut**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Jemco Electrical Contractors (the “Contractor”) in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a two year term.

Vendex: Approved.

- **Resolution** **Louis Iglhaut**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Rashel Construction Corporation (the “Contractor”) in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a term of two years.

Vendex: Pending.

- **Resolution** **Louis Iglhaut**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Carefree Improvements (the “Contractor”) in the amount of \$10,000,000 to provide construction services for general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a term of two years.

Vendex: Approved.

- **Resolution** **Sheldon McLeod**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to approve a Capital Project for an amount not to exceed \$17,605,000 for construction services necessary for the reconstruction of the exterior façade and the re-roofing of the “P” Building (the “Project”) at NYC Health + Hospitals / Kings County Hospital Center (the “Facility”).

Vendex: Approved.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

March 19, 2019

MINUTES

Capital Committee

Meeting Date: March 19, 2019

Time: 9:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Jose Pagan, Chairman of the Board

Freda Wang

Mitchell Katz, President, Chief Executive Officer

HHC Staff:

Elsa Cosme – Assistant Vice President, Gotham, Inc.

Linda DeHart – Assistant Vice President, Finance

Colicia Hercules – Chief of Staff, Office of the Chairman

Mahendranath Indar – Senior Director, Office of Facilities Development

Louis Iglhaut – Assistant Vice President, Office of Facilities Development

Dean Moskos – Director, Office of Facilities Development

Michael Rawlings – Chief Operating Officer, NYC Health + Hospitals / Bellevue

Christopher Roberson – Director, NYC Health + Hospitals / Bellevue

Brenda Schultz – Senior Assistant Vice President, Finance

Cyril Toussaint – Director, Office of Facilities Development

Roslyn Weinstein – Vice President, President's Office

Dion Wilson – Director of Real Estate, Office of Legal Affairs

Elizabeth Youngbar – Assistant Director, Office of Facilities Development

Outside Representatives:

Jessika Graterol – NYC Office of Management and Budget

Ke He – New York Power Authority

Pinky Patel – Sleep Disorders Institute

Gary Zammit – Sleep Disorders Institute

CALL TO ORDER

The meeting was called to order by José Pagán, Chairman of the Board, at 9:05 A.M.

VICE PRESIDENT'S REPORT

Roslyn Weinstein, Vice President, announced that there would be a ground-breaking ceremony, for the new Critical Services Building at Coney Island, later in the week. The new building is a Federal Emergency Management Agency (FEMA) funded project that was a big part of NYC Health + Hospitals recovery from Superstorm Sandy.

Ms. Weinstein advised that the meeting agenda included a resolution to proceed with a license agreement at Bellevue, for the Sleep Disorder Institute, request for approval to enter into contract with the New York Power Authority (NYPA) for six (6) energy upgrade projects at a cost not to exceed \$42 million, and a not to exceed threshold increase for requirement contracts used throughout the system.

That concluded her report.

ACTION ITEMS

- **Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a five-year revocable license agreement with the Sleep Disorders Institute (“SDI”) for its use and occupancy of 1,038 square feet of space to operate a diagnostic and treatment center on the 7th floor of the “H” Building at NYC Health + Hospitals/Bellevue (the “Facility”) at an occupancy fee of \$60,204 per year or \$58 per square foot to be escalated by 2.75% per year for a five year total of \$318,038.**

Michael Rawlings, Chief Operating Officer, NYC Health + Hospitals / Bellevue, read the resolution into the record. Mr. Rawlings was joined by Christopher Roberson, Director, NYC Health + Hospitals / Bellevue.

Mr. Rawlings explained that Bellevue regularly referred patients for sleep study, last year 692 patients were referred to the Sleep Disorders Institute (SDI), which runs an institute on West 55th Street. He noted that the plan being presented was that they occupy space within the facility to operate a five (5) patient sleep center, providing services 24 hours a day, seven (7) days a week, with the exception of holidays. Mr. Rawlings confirmed that there was already a contract in place with SDI, where they visit the facility to do sleep studies for Riker’s prisoners that are patients at Bellevue. Having this space, on site, would be convenient not only for Bellevue patients but also for the forensic patients from Riker’s.

Freda Wang asked how the space and rental rate were selected. Mr. Rawlings noted that the space being presented to SDI was previously used for another sleep study program, run by New York University. That program no longer operates at Bellevue and therefore the space was vacant. He then engaged the team from Legal Affairs, that manages real estate transactions, and they requested a fair market value assessment of the space to be performed by a selected Health + Hospitals Real Estate consultant. Essentially this would be no cost to Bellevue, would generate revenue, and all renovation, upgrades and outfitting would be done by SDI.

Ms. Wang asked if there would be any Capital expenditure required. Mr. Rawlings said no.

Ms. Wang asked if there would be ongoing expenses such as utilities and security. Mr. Rawlings said those would all be factored into the license agreement. There was a separate agreement being made between SDI and Sodexo, who provides linen services at Bellevue, as SDI would be using those services as well.

Ms. Wang confirmed that the occupancy fee rate included utilities. Mr. Rawlings said yes.

Dr. Mitchell Katz, President, Chief Executive Officer, asked how the money would flow for patients that were uninsured. Mr. Rawlings explained that Bellevue paid for uninsured patients, at the Medicaid rate, and the rent would help to offset that. Of the 692 patients referred to the program in the prior year, 212 were uninsured and the cost was approximately \$59,000. Mr. Katz asked if those payments go directly to SDI and Mr. Rawlings said yes.

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 New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an agreement with the New York Power Authority ("NYPA") together with Customer Installation Commitments covering six energy efficiency upgrades (the "Projects") for the planning, design, procurement, construction, construction management and project management services necessary at NYC Health + Hospitals/Lincoln, NYC Health + Hospitals/Bellevue, NYC Health + Hospitals/Jacobi, NYC Health + Hospitals/Kings County and NYC Health + Hospitals/Elmhurst (the "Facilities") at a cost not-to-exceed \$42,407,088 which includes a 10% contingency.**

Cyril Toussaint, Director, Office of Facilities Development, read the resolution into the record.

Ms. Wang asked for an explanation of the funding for the projects. Mr. Toussaint explained that funding came from two (2) sources, the Department of Citywide Administrative Services (DCAS) contributed approximately 76% of the funding, and the remainder comes from NYC Health + Hospitals Capital funds.

Mr. Toussaint explained that the current Energy Efficiency-Clean Energy Technology (ENCORE) Program agreement between the City of New York, NYPA, and Health + Hospitals had expired, and the new ENCORE agreement between the City of New York and NYPA will not be finalized for at least another six months. For that reason Health + Hospitals was seeking to enter into their own agreement with NYPA, approving limited funding that is approved and identified for shovel ready projects. This will allow Health + Hospitals to move forward while the citywide contract is finalized.

Ms. Wang asked if there was any risk that the money from DCAS would not be provided when needed. Mr. Toussaint said no, there is very little risk of that. All funds must be registered with the New York City Comptroller's Office, and that will solidify reimbursement.

Ms. Weinstein asked for an explanation of the ENCORE agreement and why the risk was so low. Mr. Toussaint stated that the ENCORE agreement had been initiated in 2015 between the City of New York, the New York Power Authority and various City agencies, and allows for NYPA to manage energy efficiency projects. Mr. Toussaint said the only risk of losing the funds would be if they were not registered before the end of the fiscal year.

Ms. Wang asked what registering the money consisted of. Mr. Toussaint said that after approval by the Board of Directors, the projects being presented would be presented to the Comptroller's office for review, and they approve the allocation of funds.

Ms. Wang asked what would happen to the 10% contingency were it not used or needed. Mr. Toussaint said it would go back to its original pool, whether that was Health + Hospitals Capital dollars or DCAS dollars.

Ms. Weinstein noted that using NYPA, which is permitted to do Design-Build construction projects, has realized savings in other projects and is anticipated to do the same with these projects.

Mr. Pagan asked if someone would be sure that the funds would get registered and the committee would be informed when funds were registered and approved. Ms. Weinstein said yes. She explained that the process has little risk, it does involve questions from the Comptroller's Office, but little risk of rejection.

Ms. Wang asked if the projects were part of the PlaNYC Energy Efficiency program. Ms. Weinstein said yes.

Ms. Wang asked if possible delays would inhibit the meeting of any related City mandates. Ms. Weinstein said no, we are well on our way to meeting that mandate.

Ms. Wang asked how the projects were selected. Mr. Toussaint said that the Office of Facilities Development had comprehensive energy audits performed at a number of facilities and these projects were identified during that process.

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 resolution adopted by the Board of Directors of New York City Health and Hospitals Corporation ("NYC Health + Hospitals") on December 6, 2016 that authorized the execution of requirements contracts with seven Architectural and Engineering ("AE") consulting firms namely DaSilva Architects, PC, Francis Cauffman, Inc., Gertler & Wente Architects, Lothrop Associates, LLP, MJCL Architect, PLLC, Perkins Eastman Architects, DPC, and TPG Architecture, to provide professional AE design services; and with six Mechanical, Engineering, and Plumbing ("MEP") consulting firms, namely Goldman Copeland Associates, PC, Greenman-Pedersen, Inc., Jacob Feinberg Katz & Michaeli Consulting Group, LLC, Kallen & Lemelson, Consulting Engineers, LLP, LiRo Engineering, Inc., and R. G. Vanderweil Engineers, LLP, to provide professional MEP design services; and with six Local Law Inspection consulting firms, namely HAKS Engineers, Architects and Land Surveyors,**

PC, Hoffman Architects, Inc., Raman and Oudjian Engineers and Architects, PC, Ronnette Riley Architect, Superstructures Engineering + Architecture, PLLC, and Thornton Tomasetti, Inc., 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 organization with such amendment increasing the \$15,000,000 not to exceed limit by \$8,000,000 to bring the total not to exceed limit to \$23,000,000.

Louis Iglhaut, Assistant Vice President, Office of Facilities Development, read the resolution into the record.

Mr. Pagan asked how the original not to exceed amount of \$15,000,000 was selected. Ms. Weinstein explained that reviewing historical spend against the contracts is how the threshold was established, but in the past year or two there has been approval of funds for a number of projects, and that increased the spending against the contracts. Construction for Delivery System Reimbursement Incentive Program (DSRIP) construction projects and design for the upcoming move, all funded but unanticipated expenses are pushing past the previous approved threshold.

Dr. Katz stated that the expenditure is approved separately but this approval is for authorizing work against these contracts, up to that amount. We are approving the mechanism for spending, not the spending. Ms. Weinstein agreed.

Mr. Iglhaut explained that these contracts were solicited following New York City procurement rules, and were entering their final contract year, and the increased threshold was anticipated to last through the remainder of the contracts. Ms. Wang asked that the \$23 million was anticipated to last the remainder of the year. Mr. Iglhaut said yes.

Ms. Wang asked if all \$23 million was already identified for specific projects. Ms. Weinstein said no, the additional \$8 million would be for planned and funded projects as well as new, unanticipated, projects that receive funding approval. Whether that be Local Law 11 or regulatory work.

Mr. Pagan asked if there could be more explanation of the contracts, their use, and procurement, at the full Board of Directors meeting. Ms. Wang agreed, noting that for new member, that are unfamiliar, it could seem like the Board is approving spend of \$23 million.

Dr. Katz requested that the presentation include explanation that funding is approved on a separate pathway. Mr. Iglhaut said yes, a work order would not be signed for any of these vendors without funding in place.

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.

On motion, the Committee voted to adopt the minutes of the October 15, 2018, Capital Committee meeting.

There being no further business, the meeting was adjourned at 9:29 A.M.

LEASE EXTENSION

ADULT DAY CARE CENTER

230 BEACH 102ND STREET, QUEENS

NYC HEALTH + HOSPITALS / MCKINNEY

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a three year lease extension agreement with Chestnut Station Inc. (the "Landlord") for approximately 6,000 square feet of interior space and 2,560 square feet of exterior space at 230 Beach 102nd Street, Borough of Queens, to house an Adult Day Health Care Center (the "Center") managed by NYC Health + Hospitals/Dr. Susan Smith McKinney Nursing & Rehabilitation Center (the "Facility") at a base rent of \$34.50 per square foot for the interior space and \$15.00 per square foot for the exterior space for a total of \$245,400 per year to be escalated by 2.5% per year for a total base rent over the three year term of \$754,758 with the System having a right to terminate the lease on six months' notice.

WHEREAS, the Facility has operated the Adult Day Health Care Center in the Rockaway community since 1988 and has been providing services at this site since 2003; and

WHEREAS, the Center's program provides nursing services, physical therapy, social services, therapeutic recreation, dementia programs, nutritional meals and counseling for the frail elderly, physically disabled, and cognitively impaired adults; and

WHEREAS, the services provided by the Center allow registrants to remain in their homes, thereby avoiding or delaying the need for permanent nursing home placement.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation (be and is hereby authorized to execute a three year lease extension agreement with Chestnut Station Inc. for approximately 6,000 square feet of interior space and 2,560 square feet of exterior space at 230 Beach 102nd Street, Borough of Queens, to house an Adult Day Health Care Center managed by NYC Health + Hospitals/Dr. Susan Smith McKinney Nursing & Rehabilitation Center at a base rent of \$34.50 per square foot for the interior space and \$15.00 per square foot for the exterior space for a total of \$245,400 per year to be escalated by 2.5% per year for a total base rent over the three year term of \$754,758 with the New York City Health and Hospitals Corporation having a right to terminate the lease on six months' notice.

EXECUTIVE SUMMARY

**NYC HEALTH + HOSPITALS/ DR. SUSAN SMITH MCKINNEY NURSING &
REHABILITATION CENTER
ADULT DAY HEALTH CARE CENTER
230 BEACH 102ND STREET**

OVERVIEW: The New York City Health and Hospitals Corporation (the "System") seeks authorization from its Board of Directors to sign a three year lease with Chestnut Station Inc. (the "Landlord") for 6,000 sf of interior space and 2,560 sf of exterior space at 230 Beach 102nd Street to house an Adult Day Health Care Center (the "Center") managed by NYC Health + Hospitals/Dr. Susan Smith McKinney Nursing & Rehabilitation Center ("DSSM")

**NEED/
PROGRAM:** The Center has been serving the Rockaway community since 1988 and has been providing services at this site since 2003. The program provides nursing services, physical therapy, social services, therapeutic recreation, dementia programs, nutritional meals and counseling for the frail elderly, physically disabled, and cognitively impaired adults. The services provided by the allow registrants to remain in their homes, thereby avoiding or delaying the need for permanent nursing home placement. The Center operates Monday through Friday with registrants attending a five hour session from 8:30 a.m. to 1:30 p.m. or from 9:30 a.m. to 2:30 p.m. The Center's staff includes a full time program director, registered nurse, caseworker, activity therapist, three patient care technicians, one environmental aide and one dietary aide. The part-time staff includes a licensed clinical social worker, a physical therapist, and a dietician.

UTILIZATION: There are currently seventy-five registrants enrolled in the program. On average, 35 residents attend each day. The daily capacity of the program is 50.

TERMS: The System will have the continued use and occupancy of a total of approximately 8,560 square feet of space which includes 6,000 square feet of interior space and 2,560 square feet of exterior space. The base rent will be \$34.50 per square foot for the interior space and \$15.00 per square foot for the exterior space for a total of \$245,400 per year. The rent for the new term is \$12,000 or 5.14% higher than the current rent. The rent for the new term is within the fair market value for the space. The rent will be escalated by 2.5% per year. The total base rent over the three year term will be \$754,758. The System will be responsible for payment for its electric and gas usage and water/sewer rents.

Current Annual Rent	Lease Extension Annual Rent	Increase	Increase %
\$233,400.00	\$245,400.00	\$12,000.00	5.14%

The Landlord will be responsible for interior and exterior structural maintenance and repairs to the premises, including repair or replacement the roof, infrastructure, plumbing, electrical, heating and air conditioning systems, common areas, main feeder and waste and utility lines. The System will be responsible for routine interior cleaning and repairs to interior plumbing and electrical systems.

The term of the proposed lease will be three years however the System shall have the right to terminate the lease on six months' prior notice.

SUMMARY OF ECONOMIC TERMS

SITE:	230 Beach 102 nd Street Far Rockaway, N.Y. Borough of Queens Block 16157, Lot 10
LANDLORD:	Chestnut Station. Inc. 179 Beach 138 th Street Belle Harbor, N.Y. 11694
FLOOR AREA:	8,560 square feet
INITIAL TERM:	Three years
TERMINATION:	Lease may be cancelled by the tenant upon six months written notice
OPTION TERM:	Three years at 95% of FMV
RENT:	The base rent for the interior space will be \$34.50 per square foot and \$15.00 per square foot for the exterior space for a total of \$245,400 per year.
ESCALATION:	The base rent will be escalated by 2.5% per year.
UTILITIES:	The System will be responsible for payment of electricity, gas, and water.
REAL ESTATE TAXES:	The Landlord will be responsible for payment real estate taxes
MAINTENANCE/ REPAIRS:	The Landlord will be responsible for interior and exterior structural maintenance and repairs to the premises, including repair or replacement the roof, infrastructure, plumbing, electrical, heating and air conditioning systems, common areas, main feeder and waste and utility lines. The System will be responsible for routine interior cleaning and repairs to interior plumbing and electrical systems.

230 Beach 102nd Initial Term Rent

	<u>yr 1</u>	<u>yr 2</u>	<u>yr 3</u>	<u>Total</u>
Indoor space @ \$34.50 psf, 6,000sf	\$207,000.00	\$212,175.00	\$217,479.38	\$636,654.38
Outdoor space @ \$15.00 psf, 2,560sf	<u>\$38,400.00</u>	<u>\$39,360.00</u>	<u>\$40,344.00</u>	<u>\$118,104.00</u>
	\$245,400.00	\$251,535.00	\$257,823.38	\$754,758.38

Note: escalation 2.5% per year

Indoor/Outdoor Rent PSF

	<u>Current Rent</u>	<u>New Term Rent</u>	<u>Change</u>	<u>Change %</u>
Indoor Space	\$32.50	\$34.50	\$2.00	6.15%
Outdoor Space	<u>\$15.00</u> \$47.50	<u>\$15.00</u> \$49.50	\$0.00	0.00%

NEPONSIT

Adult Day Care Center

Lease Renewal Resolution

230 Beach 102nd St., Far Rockaway, NY

16 May 2019



PROGRAM

- Managed by NYC Health + Hospitals/Dr. Susan Smith McKinney Nursing & Rehabilitation Center
- In operation in the area since 1998 and at this site since 2003.
- Provides nursing, physical therapy, social services, therapeutic recreation, dementia programs, nutritional meals and counseling. Services allow participants to remain in their homes, thereby deferring the need for permanent nursing home placement.
- Staff includes a Director, RN, caseworker, activity therapist, three patient care technicians, environmental aide and one dietary aide.
- 75 current registrants. Daily utilization is 35. Daily capacity is 50.

PREMISES/TERMS

- Located on the ground floor of a two-story structure with other healthcare providers in the building.
- 6,000 sq. ft. of interior space and 2,560 sq. ft. of outdoor space.
- Three year lease. Rent starts at \$245,000/year and increases annually by 2.5%.
- NYC H+H may terminate at any time on 6 months notice.
- The indoor rent is within the fair market value range of \$32 - \$36 per square foot and the outdoor rent is within the \$15 - \$16 per square foot fair market value range.

Current Annual Rent	Lease Extension Annual Rent	Increase	Increase %
\$233,400.00	\$245,400.00	\$12,000.00	5.14%

Rent Schedule

<u>230 Beach 102nd Initial Term Rent</u>				
	<u>yr 1</u>	<u>yr 2</u>	<u>yr 3</u>	<u>Total</u>
Indoor space @ \$34.50 psf, 6,000sf	\$207,000.00	\$212,175.00	\$217,479.38	\$636,654.38
Outdoor space @ \$15.00 psf, 2,560sf	<u>\$38,400.00</u>	<u>\$39,360.00</u>	<u>\$40,344.00</u>	<u>\$118,104.00</u>
	\$245,400.00	\$251,535.00	\$257,823.38	\$754,758.38
Note: escalation 2.5% per year				
<u>Indoor/Outdoor Rent PSF</u>				
	<u>Current Rent</u>	<u>New Term Rent</u>	<u>Change</u>	<u>Change %</u>
Indoor Space	\$32.50	\$34.50	\$2.00	6.15%
Outdoor Space	<u>\$15.00</u>	<u>\$15.00</u>	\$0.00	0.00%
	\$47.50	\$49.50		

AGREEMENT APPROVAL

VANGUARD CONSTRUCTION

NYC HEALTH + HOSPITALS / HARLEM

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an agreement with Vanguard Construction ("Vanguard") for the renovation of shell space on the 5th floor of the Mural Pavilion of NYC Health + Hospitals/Harlem (the "Hospital") to house the Hospital's outpatient behavioral health clinics which are to be relocated from the Hospital's Women's Pavilion and to add outpatient primary care facilities at a cost not to exceed \$6,627,734, which includes a 9% construction contingency.

WHEREAS, NYC Health + Hospitals was awarded a capital grant by the New York State Department of Health ("DOH") in the amount of \$9,191,599 in support of the DSRIP program and specifically to promote the integration of outpatient behavioral health services with outpatient primary care services; and

WHEREAS, NYC Health + Hospitals is required to empty the Women's Pavilion at the Hospital so that it can be demolished to clear the site for the City Department of Health and Mental Hygiene planned construction of the Public Health Laboratory; and

WHEREAS, most of the Hospital's Outpatient Behavioral Health clinics are currently located in the Women's Pavilion and must be relocated to prepare for the demolition; and

WHEREAS, while satisfying the need to empty the Woman's Pavilion, NYC Health + Hospitals will be able to advance to DSRIP goal of promoting the integration of outpatient behavioral health clinics with outpatient primary care clinics; and

WHEREAS, the Hospital has submitted to DOH an application for a Certificate of Need (a "CON") for the proposed work and has been approved for a conditional CON for the proposed work; and

WHEREAS, NYC Health + Hospitals has solicited bids for the needed construction work in accordance with New York State bidding requirements and Vanguard was the lowest responsible and responsive bidder; and

WHEREAS, the Vice President for the Office of Facilities Development will have responsibility for the administration of the proposed contract.

NOW THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation is hereby authorized to execute an agreement with Vanguard Construction ("Vanguard") for the renovation of shell space on the 5th floor of the Mural Pavilion of NYC Health + Hospitals/Harlem (the "Hospital") to house the Hospital's outpatient behavioral health clinics which are to be relocated from the Hospital's Women's Pavilion and to add outpatient primary care facilities at a cost not to exceed \$6,627,734, which includes a 9% construction contingency.

EXECUTIVE SUMMARY

RENOVATION FOR OUTPATIENT BEHAVIORAL HEALTH CLINICS RELOCATED FROM WOMEN'S PAVILION WITH INTEGRATED OUTPATIENT PRIMARY CARE CLINICS 5th FLOOR OF MURAL PAVILLION NYC HEALTH + HOSPITALS/HARLEM HOSPITAL

OVERVIEW: NYC Health + Hospitals Harlem seeks to renovate 21,000 sq. ft. of shell-space on the 5th floor of its Mural Pavilion to expand Primary Care capacity, co-locate Behavioral Health and Primary Care, and also expand the capacity for sub-specialty services. The space will accommodate increased volume of DSRIP patients and create a patient-centered model to provide outpatient behavioral health and outpatient primary care services in one location. Structural efficiencies will increase capacity, reduce cycle time, and increase patient, partner, and staff satisfaction. The proposed work will both accomplish the relocation of functions from the Women's Pavilion, is slated for demolish to clear the site for the planned Public Health Laboratory construction, and, also achieve the DSRIP goal of integrating outpatient behavioral health services with outpatient primary care services.

NEED: The Department of Psychiatry at NYC Health + Hospitals/Harlem, which has served the community since 1962, is committed to innovation to deliver the best possible care to its patients using evidence-based best practices. A significant challenge in the management of chronic psychiatric disorders is the high rate of co-occurrence of chronic medical conditions. Conversely, studies have found a high rate of unrecognized and untreated depression and substance use disorders in primary care settings. Data from the OneCity Health DSRIP Community Needs Assessment confirmed "a correlation between behavioral health conditions and chronic physical illness with each condition typically treated in a silo with little service integration or communication between providers. Data indicate that of health homes eligible individuals aged 1 and older with a severe mental illness there is a high prevalence of chronic health conditions hypertension 39.1%, high cholesterol 41%, diabetes 35.3% asthma 52.4% CHF 22.1% and cardiovascular disease 33.2%." East Harlem residents experience more barriers to health care access than those in the City generally, with 3 in 10 without a regular doctor and more than 20% of residents visiting the emergency department for routine health care. Depression is a common and serious health problem that often goes undiagnosed but is treatable. Other treatable mental health problems, such as anxiety, affect many New Yorkers. The high number of hospitalizations for mental illness among East Harlem residents is one indication of the burden of mental illness there. In addition, in a recent telephone survey, 9% of adults in East Harlem - corresponding to about 7,000 people – reported experiencing serious emotional distress compared to 6% citywide. In addition, heavy drinking is responsible for many preventable illnesses, injuries, and deaths, including those caused by motor-vehicle crashes and other accidents, liver disease and cancer. These variables indicate the importance of co-locating mental health and primary care services at NYC Health + Hospitals/Harlem. Behavioral Health Services/Psychiatry at the Hospital proposes to address the following as part of this project:

- Inadequate infrastructure and capacity for the integration of primary care and mental health care

Page Two – Executive Summary
Harlem Behavioral Health

- Fragmented, non-coordinated care within the parts of the delivery system
- Significant reliance on episodic, physician encounters through emergency care for managing chronic diseases
- Lack of a continuum of care between mental health and primary care service delivery systems
- Inefficient internal processes and workflows
- The need for an effective mechanism to monitor, track and trend inpatient discharges and assess the 30 day re-hospitalization rate
- Insufficient attention to the patient's voice and experience

The reconfiguration of fifth floor of the Mural Pavilion will create a space for "one stop shopping," designed to promote the integration of behavioral health, substance abuse and primary care services collaborative care between primary care and behavioral health providers. Improved care coordination and care management will ensure that patients follow-up on linkages made during behavioral health and primary care visits. This co-location of behavioral health and primary care will also enhance providers' ability to improve:

- Screening and identification
- Management
- Engagement of patients

**VANGUARD
SCOPE:**

The project will involve construction of new offices or cubicles for the clinicians and support staff, a central registration area, interview rooms, space for intake evaluation, two waiting areas, seven new group rooms, a conference room, staff lounge with lockers, detox area with room for up to 6 stretchers with space for NP station, PYXSIS, new restrooms, a multipurpose/lunch room for CSS patients, and a one sided mirror interview room for student teaching with adjoining observation room.

COSTS:

The Vanguard contract will cost \$6,627,734 including a 9% construction contingency.

FINANCING:

State DSRIP capital will finance the Vanguard contract.

SCHEDULE:

The project is scheduled for completion in November 2019.

**LARGER
PROJECT:**

The Vanguard contract work is only a part of the larger construction project being undertaken to relocate the behavioral health clinic and integrate it with the primary care clinics and to empty the Women's Pavilion ahead of its demotion. Attached is a summary of the costs involved in the Behavioral Health clinic relocation and reconfiguration. As shown, the total cost of the Behavioral Health project is \$8,771,231 including the Vanguard contract.

SUMMARY OF CONSTRUCTION COSTS

BEHAVIORAL HEALTH RELOCATION AND CONSTRUCTION

General Construction									
Vanguard Construction			Capital		Pre Award		\$	6,075,890	Vanguard
Construction Contingency							\$	551,844.53	9%
						Total	\$	6,627,735	\$ 301.26 76%
Design / Engineering									
MJCL Architects			Capital		1726000-21		\$	365,950	
						Total	\$	365,950	\$ 16.63 4%
Furniture									
WBwood			Capital		Proposal		\$	375,943	
						Total	\$	375,943	\$ 17.09 4%
Special Inspections									
GPI			Capital		WO - 1715000-26		\$	23,144	
						Total	\$	23,144	\$ 1.05 0%
Asbestos									
LIRO	Testing		Capital	PO - HAR0013030	WO - 1911999-03		\$	2,787	
						Total	\$	2,787	0.13 0%
Construction Manager									
TDX Construction Corp			Capital	PO - HAR0013906	WO - 1709000-07		\$	620,433	
						Total	\$	620,433	\$ 28.20 7%
Movers									
Company XYZ			Non Capital		Scope Pending		\$	50,000	
						Total	\$	50,000	\$ 2.27 1%
IT Vendors									
G systems			Capital		Proposal		\$	368,825	
NEC			Capital		Proposal		\$	6,708	
Cisco			Capital		Proposal		\$	199,706	
Desktop Peripheral Devices			Capital		Proposal		\$	130,000	
						Total	\$	705,239	\$ 32.06 8%
Current Total							\$	8,771,231	\$ 398.69 100%

MWBE UTILIZATION PLAN

Contract No.: _____


INSTRUCTIONS: This form must be submitted with any bid, proposal, response to request for qualifications or proposed negotiated contract or within a reasonable time thereafter, but prior to contract award as required in the IFB, RFP or RFQ. This Utilization Plan must contain a detailed description of the supplies and/or services to be provided by each NYS certified Minority and Women-owned Business Enterprise (M/WBE) under the contract. Attach additional sheets if necessary. Making false representations or including information evidencing a lack of good faith as part of, or in conjunction with, the submission of a Utilization Plan is prohibited by law and may result in penalties including, but not limited to, termination of a contract for cause, loss of eligibility to submit future bids, and/or withholding of payments. Firms that do not perform commercially useful functions may not be counted toward M/WBE utilization.

Contractor's Name, Address and Telephone No. Vanguard Construction and Development Co., Inc. 350 Fifth Ave. Ste. 5500 New York, NY 10118	Tax Identification No. 13-3316374	Contract Description Location Interior Construction at 506 Lenox Ave. New York, NY	MWBE Goals In Contract MBE 20 % WBE 10%
---	-----------------------------------	---	---

NYS Certified M/WBE Subcontractors/Suppliers Name, Address, Telephone No, E-mail Address	Tax ID. No.	NYS CERTIFIED		Detailed description of Work (Attach additional sheets if necessary)	Dollar Value of Subcontracts/ supplies/ services and intended performance dates of each component of the contract
		MBE	WBE		
Unique Duct Work	26-1810018	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC Work	\$1,234,000.00
Silver Slate	45-1583835	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Millwork and Ceramic Tile Work	\$660,500.00
		<input type="checkbox"/>	<input type="checkbox"/>		

IF UNABLE TO FULLY MEET THE MBE AND WBE GOALS SET FORTH IN THE CONTRACT, CONTRACTOR MUST SUBMIT A REQUEST FOR WAIVER

Submission of this form constitutes the contractor's acknowledgement and agreement to comply with the M/WBE requirements set forth under NYS Executive Law, Article 15-A and 5 NYCRR Part 142. Failure to submit complete and accurate information may result in a finding of noncompliance or rejection of the bid/proposal and/or suspension or termination of the contract.

Prepared By (Signature) 	Email Address mst@vanguardcon.com
Name and Title of Preparer (Print or Type) Michael J. Strauss	Telephone No. 212-594-7477 Date 04/26/19

FOR MWBE USE ONLY

Utilization Plan Approved <input type="checkbox"/> Yes <input type="checkbox"/> No				Date
Contract No.	Project No. (If applicable)	Contract Award Date	Estimated Completion Date	Contract Amount Obligated
Notice of Deficiency Issued <input type="checkbox"/> Yes <input type="checkbox"/> No	Date	Comments:		
Notice of Acceptance Issued <input type="checkbox"/> Yes <input type="checkbox"/> No	Date			

NYC H+H Harlem Hospital

Public Health Lab (PHL) & Decanting of
Women's Pavilion (WP)



Public Health Lab (PHL) Relocation

- Mayoral Initiative
 - EDC is lead Agency responsible for WP Demolition, PHL Construction
 - Bid documents being created currently
- To be located on campus of Harlem Hospital
- 230,000 sq. ft. multi story building
- Need to decant WP building is critical path project for H+H



Decanting WP - Funding

- NYC Capital - \$29,000,000
- NYSDOH Capital Restructuring Finance Program (CRFP) - \$9,191,500



Decanting WP - Projects

CRFP Funding

Behavioral Health Relocation

- Design - \$391,882.00
- CM – \$620,433.00
- **Construction – \$6,627,734.00***
- IT Equipment - \$705,239
- FFE – \$379,942.71
- Moving Costs - \$50,000.00
- **TOTAL - \$8,775,231.00**

*includes construction contingency

NYC Capital Funding

IT Data Center Relocation

- Design - \$276,959.00
- CM – \$426,912.00
- Construction – \$4,591,583.00*
- IT Equipment – \$4,538,037.00
- FFE - \$8,542.00
- Moving Costs - \$20,000.00
- **TOTAL - \$9,862,033.00**

*includes construction contingency

NYC Capital Funding

Support Services Relocation

- Design – in progress
- CM - TBD
- Construction - TBD
- FFE - TBD



Behavioral Health Relocation – Construction Contract

- Sourced via public bid
- Vanguard Construction Inc. was the lowest responsible bidder
- MWBE 30% goal achieved with sub-contractors
- Contract amount is \$6,075,890
- Contract Contingency is \$551,844
- Requesting Board Approval to enter into contract with Vanguard Construction Inc.



LICENSE AGREEMENT

T-MOBILE NORTHEAST, LLC

**NEPONSIT HEALTH CARE CENTER
67 ROCKAWAY BEACH BOULEVARD, QUEENS**

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a three month revocable license agreement with T-Mobile Northeast LLC (the "Licensee") to operate a mobile cellular communications system on an approximately 750 square foot parcel of land located on the campus of the former Neponsit Health Care Center (the "Facility"), located at 67 Rockaway Beach Boulevard, Queens, at an occupancy fee of \$50,000 or \$267 per square foot.

WHEREAS, the Licensee will operate a cellular communications system mounted on a wheeled platform designed to provide enhanced cellular communications; and

WHEREAS, the Licensee will operate the system for an approximately three month period from Memorial Day through Labor Day of 2019 and will remove the equipment shortly after Labor Day; and

WHEREAS, the Licensee's cellular communications system complies with applicable federal statutes governing the emission of radio frequency signals, and therefore poses no health risk.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "System") be and hereby is authorized to execute a three month revocable license agreement with T-Mobile Northeast LLC (the "Licensee") to operate a mobile cellular communications system on an approximately 750 square foot parcel of land located on the campus of the former Neponsit Health Care Center (the "Facility") located at 67 Rockaway Beach Boulevard, Queens, at an occupancy fee of \$50,000 or \$267 per square foot.

EXECUTIVE SUMMARY

LICENSE AGREEMENT T-MOBILE NORTHEAST LLC

THE FORMER NEPONSIT HEALTH CARE CENTER

The NYC Health and Hospitals Corporation (the "System") seeks Board of Director's authorization to execute a three month revocable license agreement with T-Mobile Northeast LLC ("T-Mobile") to operate a mobile cellular communications system on the campus of the former Neponsit Health Care Center ("Neponsit").

T-Mobile will operate a cellular communications system mounted on a wheeled platform designed to provide enhanced cellular communications. The system will be in operation for an approximately three month period from Memorial Day through Labor Day of 2019 and will be removed shortly after Labor Day. T-Mobile's equipment will be located on an approximately 750 square foot parcel of land located on the former Neponsit campus, located at 67 Rockaway Beach Boulevard, Queens. T-Mobile will pay an occupancy fee of \$50,000 or \$267 per square foot. T-Mobile's cellular communications system complies with applicable federal statutes governing the emission of radio frequency signals, and therefore poses no health risk.

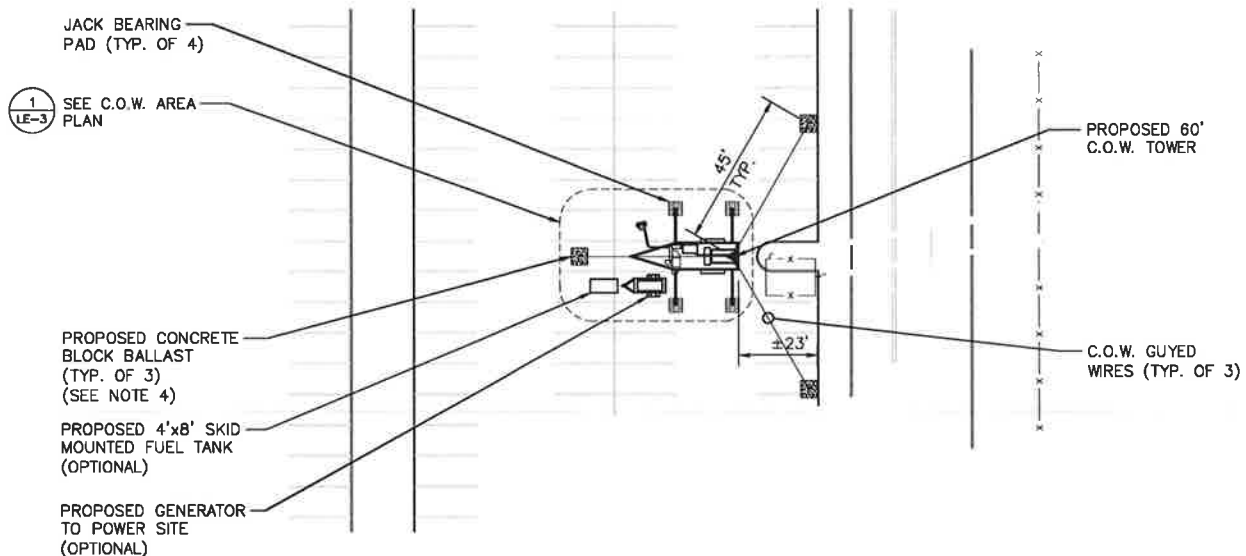
There are four commercial cellular systems with rooftop antennas operating at System facilities. The average monthly occupancy fee paid by these vendors is approximately \$5,360. The monthly occupancy fee of approximately \$16,670 to be paid by T-Mobile compares favorably to the fee received under existing agreements.

T-Mobile will indemnify and hold harmless the NYC Health and Hospitals Corporation and the City of New York from any and all claims arising out of its use of the licensed space, and shall provide appropriate insurance naming the NYC Health and Hospitals Corporation and the City of New York as additional insureds.

The term of this agreement shall not exceed approximately three months without further authorization by the Board of Directors and shall be revocable by either party upon fifteen days written notice.

Existing Commercial Antenna Sites

Site	Licensee	Monthly Occupancy Fee
Coler	T-Mobile	\$5,624
Lincoln	Sprint	\$8,041
Harlem	Con Edison	\$2,767



1
LE-2A ENLARGED AREA PLAN - OPTION 1
SCALE: N.T.S.

NOTES:

1. THIS DRAWING IS BASED ON DISCUSSIONS WHICH TOOK PLACE IN THE FIELD AND ON LIMITED FIELD MEASUREMENTS. THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
2. THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED ONLY TO PROMOTE DISCUSSIONS BETWEEN THE LESSOR AND THE LESSEE.
3. DO NOT SCALE THIS DRAWING.
4. CONCRETE BALLAST TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE DESIGNED FOR A MAXIMUM WIND SPEED OF 75 MPH IN ACCORDANCE WITH IBC 2015 (NJ EDITION) SECTION 3103 (TEMPORARY STRUCTURES).

NOTE:
THIS DRAWING HAS BEEN REDUCED TO FIT ON AN 8 1/2"x11" SHEET OF PAPER. DO NOT SCALE.



PROJECTION:
9251.006
DRAWN BY
R.P.J.
APPROVED/CHECKED BY
P.J.T.

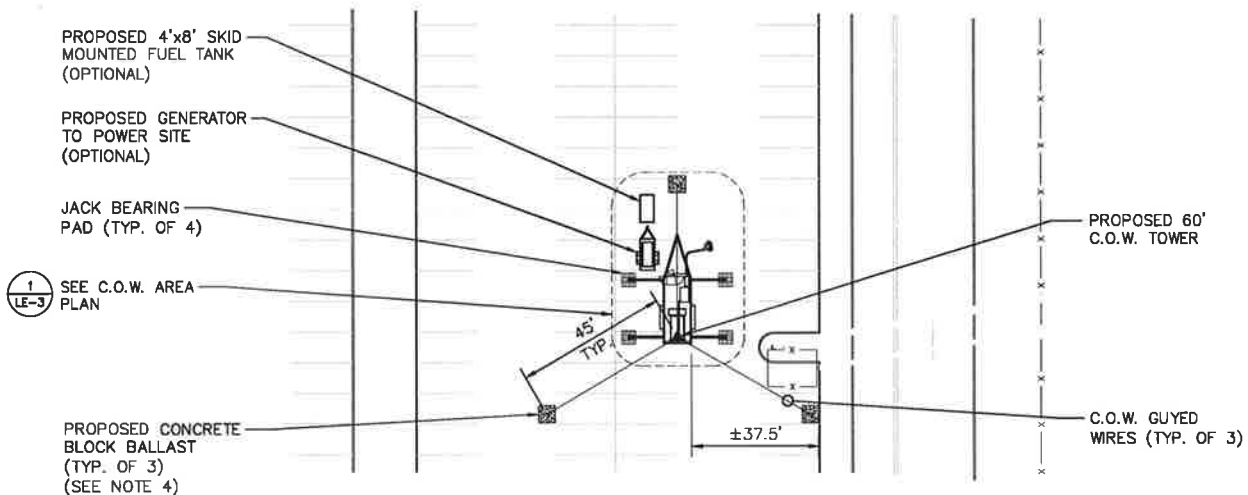
...T...MOBILE...
NORTHEAST LLC
a Delaware Limited Liability Company

4 SYLVAN WAY, PARSIPPANY, NJ 07054

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DRAWING TITLE:
LEASE EXHIBIT

1	11/03/16
0	10/31/16
REVISION#	DATE#
SITE #3: NJCLT15	
DRAWING NO.:	REV#:
LE-2A	1



1
LE-2B ENLARGED AREA PLAN - OPTION 2
SCALE: N.T.S.

NOTES:

1. THIS DRAWING IS BASED ON DISCUSSIONS WHICH TOOK PLACE IN THE FIELD AND ON LIMITED FIELD MEASUREMENTS. THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
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PROJECT#
9251.006
DRAWN BY
R.P.J.
APPROVED/CHECKED BY
P.J.T.

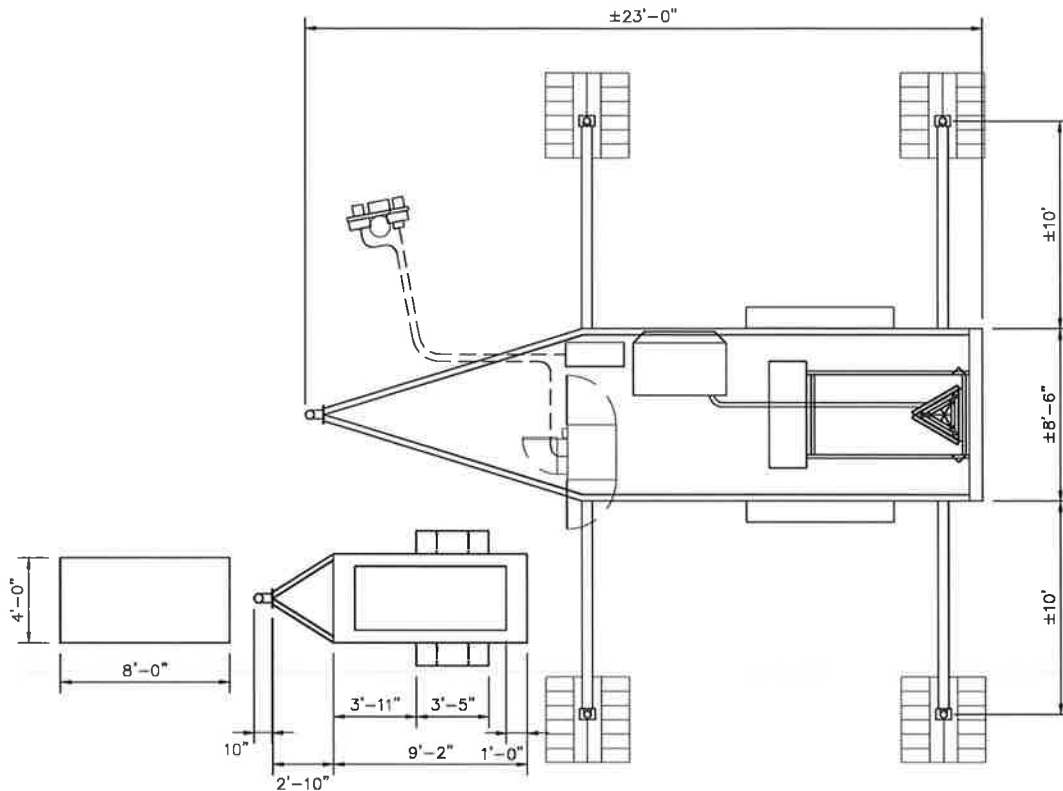
...T...MOBILE...
NORTHEAST LLC
a Delaware Limited Liability Company

4 SYLVAN WAY, PARSIPPANY, NJ 07054

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LEASE EXHIBIT

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0	10/31/16
REVISION#	DATE#
SITE ID: NJCLT15	
DRAWING NO.	REV. #
LE-2B	1



1 C.O.W. AREA PLAN
LE-3 SCALE: N.T.S.

NOTES:

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3. DO NOT SCALE THIS DRAWING.

C.O.W. TOWER DETAILS:

MANUFACTURER: US TOWER CORPORATION
PRODUCT: GUYED MOBILE TOWER UNIT
PRODUCT ID: MTU3107MDPL (LOW PROFILE)

NOTE:
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FPA
FRENCH & PARRELLO
ASSOCIATES
1800 Route 34, Suite 101 • Wall, New Jersey 07718
o: 732.312.9800 f: 732.312.9801

PROJECT#
9251.006
DRAWN BY
R.P.J.
APPROVED/CHECKED BY
P.J.T.

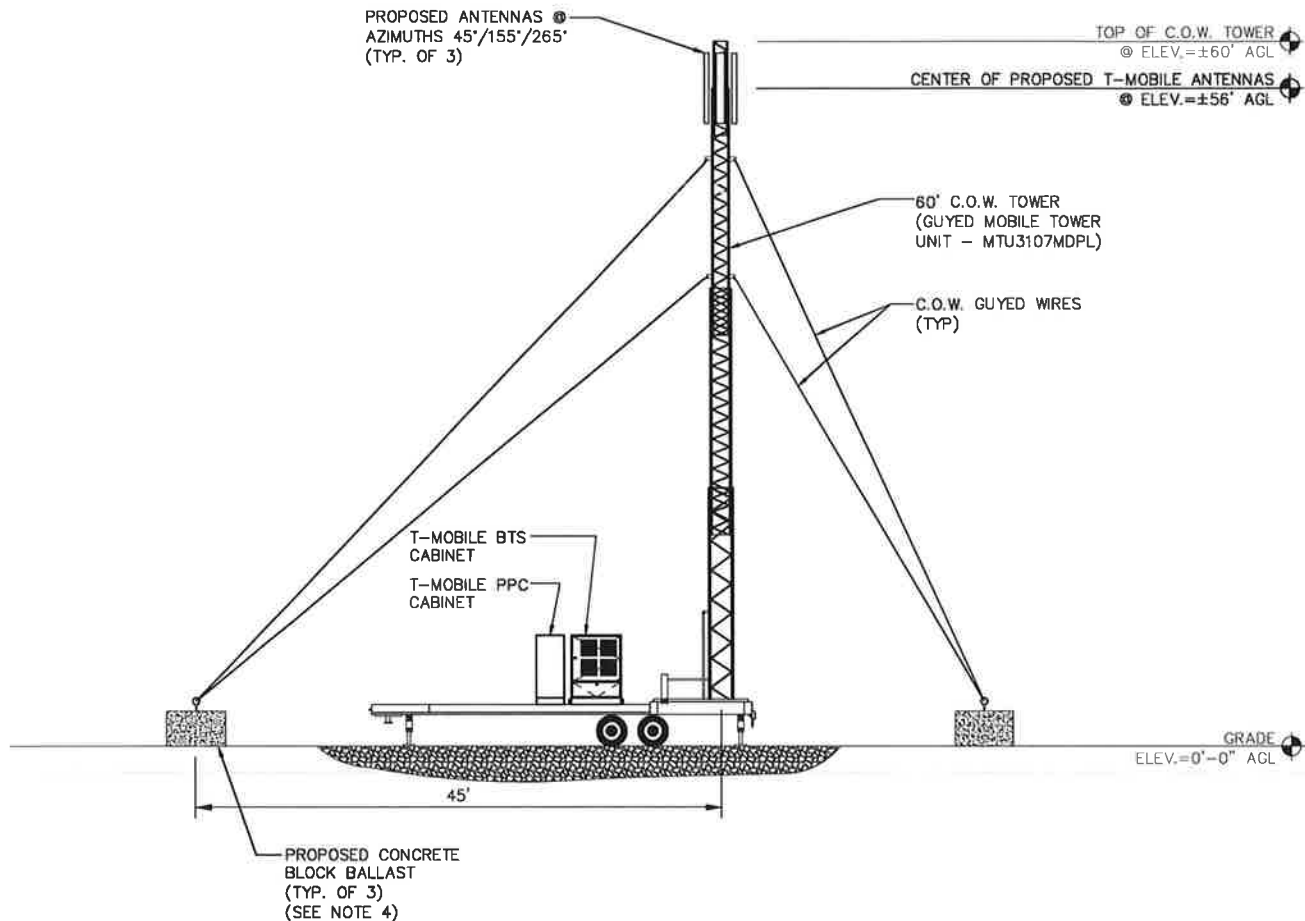
...T...MOBILE
NORTHEAST LLC
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LEASE EXHIBIT

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REVISION#	DATE#
SHEET# NJCLT15	
DRAWING NO.	REV.
LE-3	1



1 ELEVATION
LE-4 SCALE: N.T.S.

NOTES:

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NOTE:
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FPA
FRENCH & PARRELLO
ASSOCIATES
1800 Route 34, Suite 101 • Wall, New Jersey 07718
o: 732.312.9800 f: 732.312.9801

PROJECT NO.
9251.006
DRAWN BY
R.P.J.
APPROVED/CHECKED BY
P.J.T.

T-MOBILE
NORTHEAST LLC
a Delaware Limited Liability Company

4 SYLVAN WAY, PARSIPPANY, NJ 07054

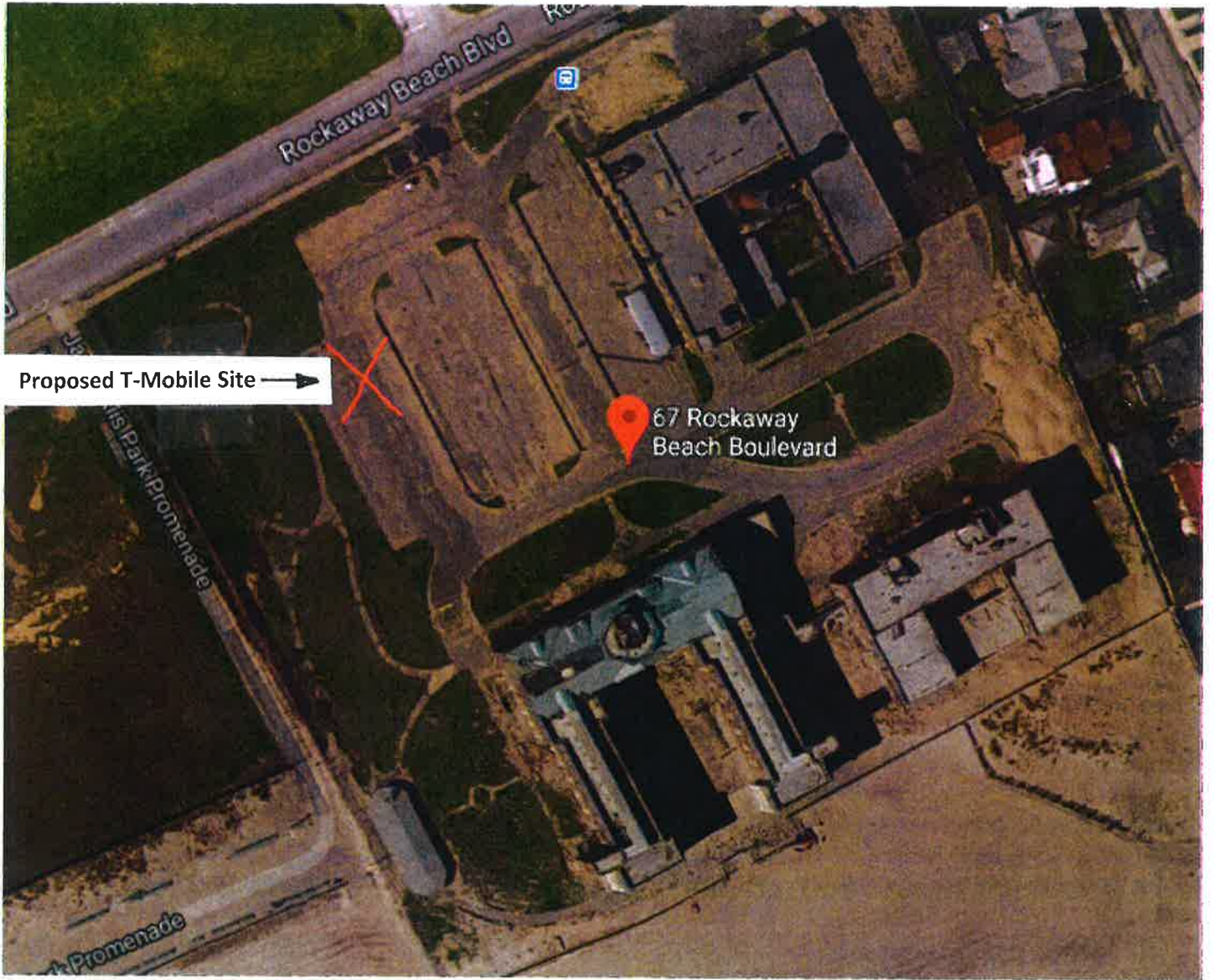
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DRAWING TITLE:
LEASE EXHIBIT

1	11/03/16
0	10/31/16
REVISION#	DATE#

SITE ID:
NJCLT15

DRAWING NO.	REV#
LE-4	1



CONTRACT APPROVAL

GENERAL CONSTRUCTION SERVICES

JEMCO ELECTRICAL CONTRACTORS, INC.

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a requirements contract with Jemco Electrical Contractors (the "Contractor") in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a two year term.

WHEREAS, NYC Health + Hospitals requires general construction services throughout NYC Health + Hospitals; and

WHEREAS, NYC Health + Hospitals has determined that the need for such services can be best met by utilizing outside firms, on an as-needed basis through a requirements contract; and

WHEREAS, in accordance with Operating Procedure No. 100-5 requests for competitive bids were solicited, bids were received, bids were publicly opened on February 21, 2019 and the NYC Health+ Hospitals determined that the Contractor was among the lowest responsible, responsive bidders; and

WHEREAS, the proposed contract is one of three that NYC Health + Hospitals proposes to execute pursuant to this solicitation; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Jemco Electrical Contractors in the amount of \$10,000,000 to provide general construction services for on an as-needed basis at various facilities throughout NYC Health + Hospitals over a term of two years.

**EXECUTIVE SUMMARY
JOB ORDER CONTRACT
JEMCO ELECTRICAL CONTRACTOR (GENERAL CONSTRUCTION)**

CONTRACT SCOPE: General construction services

NEED: NYC Health + Hospitals facilities need general construction services. Due to fluctuating demands, smaller projects can best be handled by outside firms on an as-needed basis through requirements contracts.

TERMS: The Contractor will perform pursuant to base rates established in its bid. Additionally, job order proposal for individual projects will be informally submitted and compared to competing proposals from other requirements contractors before individual project work is awarded.

FINANCING: Financing will be established on a project by project basis.

CONTRACT DURATION: Two Years

BIDS RECEIVED:

Contractor	Award Criteria
Jemco Electrical Contractors	0.9382
DRL Services LLC	1.0100
Volmar Construction	1.0210
D&S Restoration	1.1400
Gridspan Corp.	1.2594

**SIMILAR
EXPERIENCE:**

OM Properties	Momut Group
Building Upgrade	General Construction
Completed Amount: \$2.3M	Completed Amount: \$3M

H+H EXPERIENCE: NYC Health & Hospitals – Gouverneur
General Construction Work
Completed:
Amount: \$1,200,000

CONTRACT AMOUNT: \$10,000,000

VENDEX APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Not MWBE certified; subcontractor list to comply with 30% MWBE requirement.

CONTRACT APPROVAL

GENERAL CONSTRUCTION SERVICES

RASHEL CONSTRUCTION CORPORATION

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a requirements contract with Rashel Construction Corporation (the "Contractor") in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a term of two years.

WHEREAS, NYC Health + Hospitals requires general construction services from time to time for small projects throughout NYC Health + Hospitals; and

WHEREAS, NYC Health + Hospitals has determined that the need for such services can be best met by utilizing outside firms, on an as-needed basis on smaller jobs through a requirements contract; and

WHEREAS, in accordance with Operating Procedure 100-5 requests for competitive bids were solicited, bids were received, bids were publicly opened on February 19, 2019 and NYC Health + Hospitals determined that the Contractor submitted one of the lowest responsive bids from a responsible bidder; and

WHEREAS, the proposed contract is one of three that NYC Health + Hospitals proposes to execute pursuant to this solicitation; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Rashel Construction Corporation in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a term of two years.

**EXECUTIVE SUMMARY
JOB ORDER CONTRACT
RASHEL CONSTRUCTION CORPORATION (GENERAL CONSTRUCTION)**

CONTRACT SCOPE: General Construction Services

NEED: NYC Health + Hospitals facilities need general construction services. Due to fluctuating demands, smaller projects can best be handled by outside firms on an as-needed basis through requirements contracts.

CONTRACT DURATION: Two Years

TERMS: The Contractor will perform pursuant to base rates established in its bid. Additionally, job order proposal for individual projects will be informally submitted and compared to competing proposals from other requirements contractors before individual project work is awarded.

BIDS RECEIVED:	Contractor	Award Criteria
	Rashel Construction Corporation	0.8342
	Carefree Improvements	1.0135
	DRL Services LLC JV Nadiad	1.0980
	Volmar Construction	1.1050
	Jemco Electrical Contractors	1.1475
	Gridspan Corp.	1.3971

SIMILAR EXPERIENCE:		
	DASNY, Lehman Bookstore Reno.	NYCDAO-District Attorney Office
	General Construction	General Construction
	Completed: 2018	Completed: 2011
	Amount: \$ 3,461,168	Amount: \$1,787,741

H+H EXPERIENCE: General Construction Requirements Contract for GC
Work at Various Locations
Completed: 2018
Amount: \$10,000,000

CONTRACT AMOUNT: \$10,000,000

FINANCING: Financing will be established on a project by project basis.

VENDEX APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Certified MWBE vendor

31124G

Keith Tallbe
Senior Counsel, Director of Procurement
Legal Affairs, Supply Chain Services

TO: Clifton Mc Laughlin
Office of Facilities Development
Contract Services

FROM: Keith Tallbe KT

DATE: March 29, 2019

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, Rashel Construction Corp., has submitted to the Supply Chain Services Diversity Office a completed Contract Compliance Questionnaire and the appropriate EEO documents. This company is a:

☒ Minority Business Enterprise [] Woman Business Enterprise [] Non-M/WBE

Project Location(s): Various Locations

Contract Number: _____

Project: Job Order Contract – GC1 - Work

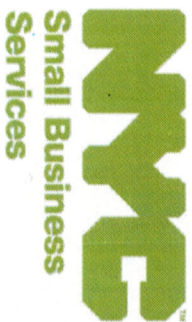
Submitted by: Office of Facilities Development Contract Services

EEO STATUS:

1. ☒ Approved
2. ☐ Approved with follow-up review and monitoring
3. ☐ Not approved
4. ☐ Conditionally approved subject to EEO Committee Review

COMMENTS:

KT:srp



Division of Economic and Financial Opportunity

MBE Certificate

Rashel Construction Corporation

This certificate acknowledges that this company has met the criteria as established by the MBE Program at the New York City Department of Small Business Services and is therefore certified as a Minority-owned Business Enterprise (MBE).

Certificate Number: MWCERT-2709

Expires on:

12/30/2021

Bill de Blasio
Bill de Blasio, Mayor

Gregg Bishop
Gregg Bishop, Commissioner

CONTRACT APPROVAL

GENERAL CONSTRUCTION SERVICES

CAREFREE IMPROVEMENTS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a requirements contract with Carefree Improvements (the "Contractor") in the amount of \$10,000,000 to provide construction services for general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a term of two years.

WHEREAS, NYC Health + Hospitals requires general construction services from time to time for small projects throughout NYC Health + Hospitals; and

WHEREAS, NYC Health + Hospitals has determined that the needs for such services can be best met by utilizing outside firms, on an as-needed basis on smaller jobs through a requirements contract; and

WHEREAS, in accordance with Operating Procedure 100-5 requests for competitive bids were solicited, bids were received, bids were publicly opened on February 20, 2019 and NYC Health + Hospitals determined that the Contractor submitted one of the lowest responsible bidder for this contract; and

WHEREAS, the proposed contract is one of three that NYC Health + Hospitals proposes to execute pursuant to this solicitation; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Carefree Improvements in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various facilities throughout NYC Health + Hospitals over a two year period.

**EXECUTIVE SUMMARY
JOB ORDER CONTRACT
CAREFREE IMPROVEMENTS (GENERAL CONSTRUCTION)**

CONTRACT SCOPE: Construction Services for General Construction Work

NEED: NYC Health + Hospitals facilities need general construction services. Due to fluctuating demands, smaller projects can best be handled by outside firms on an as-needed basis through requirements contracts.

CONTRACT DURATION: 2 Years

BIDS RECEIVED:

Contractor	Award Criteria
Carefree Improvements	0.9000
Volmar Construction	1.0200
DRL Services LLC	1.0940
Gridspan Corporation	1.2594

SIMILAR EXPERIENCE:

OM Properties	Momut Group
Building Upgrade – Bronx/Bklyn	General Construction
Completed:	Completed:
Amount: \$2,300,000	Amount: \$3,000,000

H+H EXPERIENCE:

NYC Health & Hospitals – Gouverneur
General Construction Work
Completed:
Amount: \$1,200,000

CONTRACT AMOUNT: \$10,000,000

VENDEX APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Certified MWBE Vendor

31308G

Keith Tallbe
Senior Counsel, Director of Procurement
Legal Affairs, Supply Chain Services

TO: Clifton Mc Laughlin
Office of Facilities Development
Contract Services

FROM: Keith Tallbe *KT*

DATE: March 29, 2019

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, Care Free Alarms, Inc., has submitted to the Supply Chain Services Diversity Office a completed Contract Compliance Questionnaire and the appropriate EEO documents. This company is a:

☒ Minority Business Enterprise [] Woman Business Enterprise [] Non-M/WBE

Project Location(s): Various Locations

Contract Number: _____

Project: Job Order Contract – GC Work

Submitted by: Office of Facilities Development Contract Services

EEO STATUS:

1. ☒ Approved
2. ☐ Approved with follow-up review and monitoring
3. ☐ Not approved
4. ☐ Conditionally approved subject to EEO Committee Review

COMMENTS:

KT:srp

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Business & Contact Information

BUSINESS NAME

Care Free Alarms, Inc., DBA Care Free Improvements

OWNER

Mr. Jorge Ramirez

ADDRESS

**100 Sagamore Drive
Syosset, NY 11791**[Map This Address](#)

PHONE

516-445-2765

FAX

516-558-7127

EMAIL

kare69free@yahoo.com

Certification Information

CERTIFYING AGENCY

New York State

CERTIFICATION TYPE

MBE - Minority Business Enterprise

CERTIFICATION DATE

3/31/2015CERTIFIED BUSINESS
DESCRIPTION**Care Free Alarms, Inc. provides all services in the area of Commercial and Institutional Building Construction; Bricklaying; Carpentry and Floor Work; Ceiling Contractors; Concrete Work; Curb Construction; Grading; Masonry; Roofing; Sheet Rock Work; Sidewalk Construction; Siding - Aluminum or Vinyl; Thermal Protection and installation; Window Installation; Wood Framing and Woodworking - Installation.**

Commodity Codes

Code

Description

CSI 031100

Concrete Forming

CSI 040

Masonry Maintenance, Treatment, Schedules & Commissioning

CSI 042113

Brick Masonry

CSI 061053

Miscellaneous Rough Carpentry

CSI 061100

Wood Framing

CSI 062023

Interior Finish Carpentry

CSI 074

Roofing and Siding Panels

CAPITAL PROJECT APPROVAL

“P” BUILDING FAÇADE & RE-ROOFING

NYC HEALTH + HOSPITALS / KINGS COUNTY

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to approve a Capital Project for an amount not to exceed \$17,605,000 for construction services necessary for the reconstruction of the exterior façade and the re-roofing of the "P" Building (the "Project") at NYC Health + Hospitals / Kings County Hospital Center (the "Facility").

WHEREAS, the "P" Building was constructed in 1955. Currently, this building is listed as unsafe and an extensive side walk shed has been installed until the rehabilitation work is completed; and

WHEREAS, the limestone panels have exhibited warping, shifting, cracking and spalling creating unsafe conditions; and

WHEREAS, there is bulging and cracking of face brick of the East Elevations due to missing wall tiles at spandrels and roof parapets; and

WHEREAS, there is ageing and falling of all sealants around stone cladding and windows leading to water infiltrations; and

WHEREAS, in order to comply with the requirements of Local Law 11, and to maintain a safe environment for staff, patients and the surrounding community, the above referenced reconstruction must be completed as soon as possible; and

WHEREAS, completion of the exterior façade reconstruction will remove the listed unsafe condition; and

WHEREAS, in conjunction with the code correction project, the facility's 15,000 sq. ft. roof has not been replaced since the building was built over 64 years, and has been deteriorated to a state that must be replaced; and

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

WHEREAS, the proposed total project budget, inclusive of all contingencies, is estimated to be \$13,301,750 million; and

WHEREAS, the overall management of the construction contract will be under the direction of the Vice President - Facilities Development.

NOW THEREFORE, be it

RESOLVED, the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to approve a Capital Project for an amount not to exceed \$17,605,000 for construction services necessary for the reconstruction of the exterior façade and the re-roofing of the "P" Building (the "Project") at NYC Health + Hospitals / Kings County Hospital Center (the "Facility")

EXECUTIVE SUMMARY

BUILDING “P” FAÇADE REMEDIATION, LOCAL LAW 11 AT NYC HEALTH + HOSPITALS / KINGS COUNTY HOSPITAL

OVERVIEW: NYC Health + Hospitals is seeking to reconstruct the exterior façade of the “P” Building NYC Health + Hospitals / Kings County. The exterior façade rehabilitation and roof replacement project was designed, estimated, and bid, in accordance with the NYC Health + Hospitals Operating Procedure 100-5. The project construction cost is not-to-exceed \$17,605,000.

NEED: The “P” Building was constructed in 1955. Currently, this building is listed as unsafe and an extensive sidewalk shed had been installed and maintained until the rehabilitation work can be completed. The “P” Building is a steel framed building with concrete floors. The east and west facades are cladded with brick and limestone and the north and south facades are cladded with limestone on the columns and spandrels with windows and curtain walls. The east façade is devoid of windows and is just face brick. The subject building has a history of various repair campaigns related to problems with brickwork on the east wall and limestone cladding at the column lines and facades around the rest of the building. Completion of the exterior façade reconstruction will remove the listed unsafe conditions and will meet the requirements of Local Law 11.

In addition, the present roofs of the P Building are the original roofs from 1955 when the building was constructed and have never been replaced. The 15,000 square feet of roofs have deteriorated to a state where they must be replaced. As the building is to start the reconstruction of the exterior façade, this is an opportune time to also replace the roofs.

SCOPE: The scope of work for the combined project includes the following:

P Building summary of building envelope waterproofing and restoration work

- Façade panel cladding and stone and brick replacement
 - Window and curtain wall replacement
 - Parapet reconstruction and spandrel beam restoration
 - Stone column cladding restoration
 - Replacement of main roofs, and bulkhead and setback roofs.
 - Replacement of all roof equipment and perimeter flashings
 - Fume Hood Exhaust Duct Extensions and new curbs for roof flashing
 - Steel lintel restoration and/or replacement
 - Concrete beam and column repairs
 - Concrete Deck Repair
 - Railings and Guardrail Replacement
 - Garden Wall Reconstruction and Restoration
 - ACM abatement and air-monitoring
 - Steel Fences and Gates
 - Steel Coating
 - Masonry pointing
-
- ❖ Bid construction work as required by NYC Health + Hospitals Operating Procedure 100-5.
 - ❖ Review all bids for completion, award and start construction.
 - ❖ The selected vendor Neelam is a certified MWBE vendor.

Page Two – Executive Summary
Project Approval – Kings County Hospital Center – “P” Building

COSTS: \$17,605,000

FINANCING: General Obligation Bonds

SCHEDULE: The combined project is scheduled for completion in 2021.

32223

Keith Tallbe
Senior Counsel, Director of Procurement
Legal Affairs, Supply Chain Services

TO: Jannet Olivera, Assistant Director
Office of Facilities Development
Contract Services

FROM: Keith Tallbe *KT*

DATE: December 5, 2018

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, **Neelam Construction Corp.**, has submitted to the Supply Chain Services Diversity Office a completed Contract Compliance Questionnaire and the appropriate EEO documents. This company is a:

☒ Minority Business Enterprise [] Woman Business Enterprise [] Non-M/WBE

Project Location(s): Kings County Hospital

Contract Number: _____

Project: Building P Façade Remediation Local
Law 11 - Compliance

Submitted by: Office of Facilities Development Contract Services

EEO STATUS:

1. ☒ Approved
2. ☐ Approved with follow-up review and monitoring
3. ☐ Not approved
4. ☐ Conditionally approved subject to EEO Committee Review

COMMENTS:

KT:srp

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Business & Contact Information

BUSINESS NAME	Neelam Construction Corp.	
OWNER	Mr. Kanti Bhanderi	
ADDRESS	163 A. Paris Avenue Northvale, NJ 07647	Map This Address
PHONE	201-768-2213	
FAX	201-768-2548	
EMAIL	neelam1238@aol.com	
WEBSITE	www.neelamconstruction.com	

Certification Information

CERTIFYING AGENCY	New York State
CERTIFICATION TYPE	MBE - Minority Business Enterprise
CERTIFICATION DATE	11/30/2016
CERTIFIED BUSINESS DESCRIPTION	General Contractors - Masonry, Carpentry, Painting, Plastering, Concrete, Brickwork, Doors, Hardware, Roofs, Windows and Flooring

Commodity Codes

Code	Description
NAICS 236118	Remodeling and renovating general contractors, residential
NAICS 236220	Addition, alteration and renovation general contractors, commercial and institutional building
NAICS 238990	All Other Specialty Trade Contractors
NIGP 90937	Doors and Windows
NIGP 91006	Carpentry Maintenance and Repair Services
NIGP 91054	Painting, Maintenance and Repair Services, Including Caulking
NIGP 91066	Roofing, Gutters, and Downspouts Maintenance and Repair Services
NIGP 91427	Carpentry