

**CAPITAL COMMITTEE
MEETING AGENDA**

May 14, 2020

9:00 AM

Virtual Meeting

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – February 6, 2020**

Feniosky Peña-Mora

- **SENIOR VICE PRESIDENT’S REPORT**

Christine Flaherty

ACTION ITEMS

- **Resolution** **Christine Flaherty / Jeremy Berman**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a three-year license agreement with Williamsburg Housing Preservation L.P. (the “Licensor”) for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the “Licensed Premises”), to operate a pediatric clinic (the “Clinic”) managed by NYC Health + Hospitals/Gotham Health at an occupancy fee of \$5,800.86 per year, or \$3.33 per square foot plus \$3,135.60 per year for electricity and \$888.42 per year for water for a total annual occupancy cost of \$9,824.88 to be escalated by 3% per year for a total occupancy cost of \$30,367.73 over the three-year term with each party having the right to terminate on ninety days’ notice without cause.

Vendex: NA

EEO: NA

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Barbaro Electrical Company (the “Contractor”) for an amount not to exceed \$7,333,328 for construction services necessary for the relocation of the ACB switchgear at NYC Health + Hospitals /Bellevue Hospital (“Bellevue”) with a project contingency of \$841,580 for unexpected changes in scope yielding a total authorized expenditure of \$8,174,908.

Vendex: Approved

EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Milcon Construction (the “Contractor”) for an amount not to exceed \$13,265,967 for construction services necessary for the reconstruction of the exterior façade and roof of the “T Building” at NYC Health + Hospitals / Kings County Hospital Center (the “Facility”) with a project contingency of \$1,326,566 for unexpected changes in scope yielding a total authorized expenditure of \$14,591,967.

Vendex: Approved
EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a two-year contract with Mac Fhionnghaile & Sons Electrical Contracting, Inc. (the “Contractor”) not to exceed \$6,000,000 to provide electrical work on an as-needed basis at various facilities throughout NYC Health + Hospitals.

Vendex: Approved
EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a two-year contract with Jemco Electrical Contractors (the “Contractor”) for not more than \$6,000,000 to provide electrical work on an as-needed basis at various facilities throughout NYC Health + Hospitals.

Vendex: Approved
EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a two-year requirements contract with Rashel Construction Corporation (the “Contractor”) at a cost not to exceed \$6,000,000 to provide heating, ventilation and air conditioning (“HVAC”) services on an as-needed basis at various facilities throughout NYC Health + Hospitals.

Vendex: Approved
EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to sign a two-year requirements contract with Vastech Contracting Corporation (the “Contractor”) for not more than \$6,000,000 to provide heating, ventilation and air conditioning (“HVAC”) work on an as-needed basis throughout NYC Health + Hospitals.

Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

February 6, 2020

MINUTES

Capital Committee

Meeting Date: February 6, 2020

Time: 11:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

José Pagán, Chairman of the Board

Feniosky Peña-Mora

Freda Wang

Sally Piñero-Hernandez

Matthew Siegler – designee of Mitchell Katz, MD, President, Chief Executive Officer, in a voting capacity

HHC Staff:

Jeremy Berman – Deputy Counsel, Office of Legal Affairs

Christine Flaherty – Senior Vice President, Capital Design & Construction

Amy Harris – Associate Executive Director, NYC Health + Hospitals / Elmhurst

Colicia Hercules – Chief of Staff and Corporate Secretary to the Chairman of the Board, Office of the Chairman

Mahendranath Indar – Senior Director, Office of Facilities Development

Theodore Long, MD – Vice President, Office of the President

Heather McCreary – Senior Director, Materials Management

Sheldon McLeod – Executive Director, NYC Health + Hospitals / Kings County

Dean Mihaltzes – Deputy Executive Director, NYC Health + Hospitals / Queens

Brenda Schultz – Senior Assistant Vice President, Finance

Raksha Tripathi – Chief Financial Officer, NYC Health + Hospitals / Gotham

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

Elizabeth Youngbar – Assistant Director, Office of Facilities Development

Outside Attendees:

Ruth C. Browne – Ronald McDonald House New York

Wini Cudjoe – Ronald McDonald House New York

Nancy Lago, AIA – Ronald McDonald House New York

CALL TO ORDER

The meeting was called to order by Feniosky Peña-Mora, Chairman of the Capital Committee, at 11:10 A.M.

On motion, the Committee unanimously approved the minutes of the December 12, 2019, Capital Committee meeting.

SENIOR VICE PRESIDENT'S REPORT

Christine Flaherty, Senior Vice President, Capital Design and Construction, announced the Governor signed the design-build legislation, the New York City Public Works Investment Act, which was signed on New Year's Eve. She noted that H+H having authority to use that delivery method presented opportunities to save both time and money on specific projects. The first focus would be working to accelerate the Primary Care Expansion program for sites in the Bronx, Brooklyn and Queens.

The department had been focused on various bodies of work, such as, outreach and contracting services. As of February 6, 2020, there were seven (7) active solicitations posted to City Record with active outreach occurring and proposals due in the month of February and early March. These opportunities included a MWBE solicitation for Move Management Services to support our 50 Water Office Consolidation Project, due February 27. Three (3) solicitations; Outposted Therapeutic Housing Units program at Bellevue and Woodhull – to include two Requests for Proposal (RFPs) for design services for enabling design at Woodhull for decanting; design of the Therapeutic Outposted spaces at Bellevue and Woodhull and finally an RFP for Program Management Services to assist in the management of this program. The on-Call Construction Management RFP solicitation was issued February 6, 2020, an RFP for Design-Build Advisory Services was also released and the Exterior Envelope RFP was due February 7, 2020 and had substantial participation at our pre-solicitation conference. A large number of proposals had been submitted, and were being reviewed, for the AE/MEP Requirement contracts. The pre-proposal conference for the AE solicitation was such a popular call that the conference call line was maxed out with over 100 attendees and in-person pre-solicitation conferences will be held in the future to ensure efficient networking for MWBE firms.

Through our Facilities Council, we have drafted and are working on finalizing our capital process workflow to better inform both our internal and external stakeholders what the delivery process entails. We also are working on ensuring evaluations are being submitted for all our vendors in collaboration with Supply Chain and we are establishing protocols to capture MWBE spending within our Invoicing process.

We are looking forward to our Educational Session on our FEMA Program scheduled for this Friday at Bellevue Hospital; our Housing Initiative on March 30th and our Capital & Facilities Strategic Planning session on May 8th.

That concluded Mrs. Flaherty's report.

ACTION ITEMS

Christine Flaherty, Senior Vice President, Capital Design and Construction, read the resolution into the record. Ms. Flaherty was joined by Jeremy Berman, Deputy Counsel, Office of Legal Affairs, Ted Long, MD, Vice President, Office of the President, and Dion Wilson, Office of Legal Affairs.

- **Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a 10 year lease extension with the Mattone Group (the “Landlord”) for 4,218 square feet at 134-64 Springfield Boulevard, Queens, to house the Gotham Health Springfield Gardens Clinic (the “Clinic”), operated by NYC Health + Hospitals/Gotham Health (“Gotham Health”) at an initial occupancy cost of \$267,278.14 or \$63.37/ft. consisting of an initial base rent of \$203,434.14 per year plus an estimated initial annual common area maintenance (“CAM”) charge of \$29,257 and an estimated annual charge for real estate taxes of \$34,587 with the base rental charge increasing from \$48.23/ft. after five years to \$53.05/ft. and with estimated 2.5% annual increases in the CAM and tax expenses yielding an estimated ten year occupancy cost total of \$2,851,263.91.**

Dr. Long explained that the Springfield Gardens clinic was a Gotham site located in Queens that provided pediatric care, women’s health and adult primary care services with over 5,000 visits per year. He noted that the site was located in a busy strip mall within a bustling part of the community.

Sally Hernandez-Piñero said that there were an impressive number of services provided within such a small space. Dr. Long agreed and said that the system’s vision for Primary Care services moving forward was to accommodate as many services as possible at each site. To provide one stop shopping for the patients.

Freda Wang noted that there were two variables not captured in the total lease amount, the Common Area Maintenance (CAM) charges and the taxes. She asked if our history within the site provided comfort in the percentages that were listed. Dion Wilson, Legal Affairs, stated that typically commercial real estate expense and tax growth were estimated between 2.5-3%.

Ms. Wang asked whether the space required any upgrades. Dr. Long said there was nothing in particular that jumped out. In the 25 years the site had been occupied there had been little refreshing done but nothing major was required at the present time.

Mr. Peña-Mora agreed with Dr. Long’s earlier statement on the vision for Primary Care Services, and appreciated that there was awareness in how service had changed over the years, and what is best from a service standpoint. Dr. Long confirmed that the system was constantly watching the balance of staff and the workflows, sending text message reminders for appointments (which had lowered no-show appointments at Bellevue by 16%). That increases operational and financial efficiency.

Dr. Long said the site needs to be a place where people want to go and this site meets that.

Matthew Siegler, Senior Vice President, Managed Care/Patient Growth, added that there were three major construction projects in process, for one stop primary care service sites, and he is sure that Dr. Long would like more of those, but those projects were hard to fund. He noted that the Springfield site was in a great, high-traffic location.

Ms. Piñero-Hernandez asked if the location was a relevant factor in the rent. Mr. Wilson said yes.

Ms. Wang said there was a note in the fair market value assessment recommending further negotiations with regards to annual escalation. Mr. Wilson said that had been taken under advisement and as a result of negotiations a 2.5% annual increase was determined.

There being no further questions or comments. On motion by the Chairman of the Committee, the Committee approved the resolution for the full Board's consideration.

Christine Flaherty, Senior Vice President, Capital Design and Construction, read the resolution into the record. Ms. Flaherty was joined by Jeremy Berman, Deputy Counsel, Office of Legal Affairs, and Sheldon McLeod, Executive Director, NYC Health + Hospitals / Kings County.

- **Authorizing New York City Health and Hospitals Corporation (the "System") to sign a 5-year revocable license with Ronald McDonald House of New York, Inc. ("Licensee") for its use of approximately 1,100 square feet on the 5th floor of the D Building at NYC Health + Hospitals/Kings County Hospital Center ("KCHC") and approximately 930 square feet on the 8th floor E Wing of NYC Health + Hospitals/Elmhurst Hospital ("Elmhurst") for the construction and operation of a Ronald McDonald Family Room for use by families of pediatric patients, with the occupancy fee waived and with the System having authority to extend the license to space at other System facilities provided such extensions are reported to the Board.**

Mrs. Flaherty amended the resolution to reflect the location at Kings County is the "S" building instead of the "D" building. She further, provided some background, explaining that Ronald McDonald House New York (RMHNY) was in operation at Kings County Hospital, and this was a renewal for that space as well as an approval for new space at Elmhurst. She advised that the RMHNY was a not-for-profit organization that was tax exempt under IC Sec. 501 (c)(3). They had been in existence since 1979 providing housing for more than 59,000 pediatric cancer patients and their families in an environment that keep families close to each other and to the treatment their children need. RMHNYH operates a 82,000 square-foot facility on East 73rd Street of Manhattan, with 95 guest rooms for families throughout all five boroughs, in addition to families from around the world in NY for their children's treatment.

Mrs. Flaherty explained that RMHNY currently occupies space at Kings County and had identified space at Elmhurst that would accommodate the program. She noted that all services they provided were free of charge.

Mr. McLeod said that the relationship that Kings County had developed with RMHNY since 2017 had provided services to a total of 3,129 caregivers to date, with a projected 1,500 visits for 2020. Mr. McLeod confirmed that the relationship had been nothing but positive, stating that RMHNY had agreed to all requests over the years.

Mr. McLeod explained that there were a number of programs hosted by RMHNY; an annual summer NICU reunion, when children return to visit caregivers and other patients they were hospitalized with. They host the Boo Bash, a Halloween event that the children love. It is open to NICU and PICU patients and some children of staff. Kings County recently asked for some assistance in the Behavioral Health setting. They initiated a yoga program and it has been a phenomenal success. They have also extended services to the parents of the behavioral health patients as well.

Ms. Wang asked if all the programs were hosted in the RMHNY Family Room. Mr. McLeod said no, they host events in our auditorium and other locations as well.

Ms. Piñero-Hernandez asked if the \$583,450 seen in the power point presentation was a rent amount. Mr. McLeod said no, they do not pay for the space they occupy. That was the cost to RMHNY to built out and occupy the space.

Mrs. Flaherty explained that the Elmhurst location would be the second RMHNY Family Room, modeled after the program at Kings County. They were expected to begin work on the space in late spring or summer.

Ms. Piñero-Hernandez asked if this request/resolution would approve both the Kings County and Elmhurst sites. Mrs. Flaherty said yes this was drafted like the previous Kings County request for approval. It allows for additional approvals, at alternate sites within the system, to be approved without approval by the Capital Committee and Board but with reporting of any agreements.

Ms. Piñero-Hernandez asked if this then allows for similar arrangements to be made without the Board of Director's knowledge. Mrs. Flaherty said, without their approval yes, but we are to provide a report if and when any new agreements are made. If a space is identified, and all of the stars align, then an agreement would be made, following the same business terms as the existing agreements. Mr. Berman added that the same conditions were included in the original approval for the space at Kings County but it is difficult to find the appropriate space and so it is only now that a new arrangement has come to fruition. RMHNY is interested in a site at Jacobi, but no appropriate space has yet been identified.

Mr. Pagán asked if there was ever any conflict with the corporate side of RMHNY. Mr. McLeod said, none at all.

Ms. Wang asked how the original relationship was established. Mr. Berman explained that RMHNY had reached out to the Office of the President and the Chief of Staff at the time assisted in fostering the relationship at Kings County, which had a feasible location.

Ms. Piñero-Hernandez asked if they paid rent for the space. Mrs. Flaherty said no they do not. They complete the fit-out for the space and the valuable services to our patients.

Mr. Peña-Mora said the services were free of charge to our patients and those services would otherwise need to be provided in some way by the system.

Ruth C. Browne, President and Chief Financial Officer, Ronald McDonald House New York, said she was pleased to be at the meeting to speak about the relationship. She explained that RMHNY had been working with Kings County Hospital prior to their formal arrangement and the development of the family room. The programing for inpatients was discussed with the RMH Board of Directors with the desire to serve the local NYC community. The house in upper Manhattan serves patients and families from around the country and the world but these site specific programs inside of hospitals allows for a more local, community reach.

Ms. Piñero-Hernandez asked if RMHNY hosted events at other hospitals in the City. Ms. Browne said yes, we offer programs that are offered within the Ronald McDonald House and offer smaller versions on site in the hospitals.

Mr. Peña-Mora, on behalf of the Committee, thanked RMHNY for their ongoing relationship and the great services they provide to our patients. He said he looked forward to the continued relationship.

There being no further questions or comments. On motion by the Chairman of the Committee, the Committee approved the resolution for the full Board's consideration with the amendment of the location at Kings County to the "S" building instead of the "D" building.

Christine Flaherty, Senior Vice President, Capital Design and Construction, read the resolution into the record. Ms. Flaherty was joined by Jeremy Berman, Deputy Counsel, Office of Legal Affairs, and Amy Harris, Associate Executive Director, NYC Health + Hospitals Elmhurst.

- **Authorizing New York City Health and Hospitals Corporation (the "System") to sign a five year lease extension with Forever Spring Realty, Inc. (the "Landlord") for the use of approximately 4,186 square feet of ground floor space at 81-06 Baxter Avenue, Queens to operate a Supplemental Food Program for Women, Infants and Children (the "WIC Program") managed by NYC Health + Hospitals/Elmhurst Hospital Center (the "Facility") at a rent of \$198,835 per year, or \$47.50 per square foot to be escalated by 2.5% per year for a total of \$1,045,142 over the five year initial term with an option to be exercised only by the System to renew the lease for an additional five year term at 2.5% above the rent last due during the initial term. The System shall also pay the real estate taxes on the property which are currently at \$6,000/yr. which are estimated to increase by 2.5%/yr. for a five year estimated total of \$31,538 which will bring the total five year occupancy cost to approximately \$1,076,680.**

Ms. Harris explained that approval of the resolution would allow for continued operation of the WIC site at Baxter Avenue. Ms. Harris noted that the bi-level space had been providing WIC services for 10 years. The ground floor contains classrooms, the cellar has offices where dietitians meet with families. The site is easily accessible, serving over 8,000 families, the largest providing single site within the system. The site feeds into the pediatric and women's health programs offered at Elmhurst. Funding for the program is provided by New York State grants, which pay for all aspects, including staffing and rent, and the facility expects the grant funds to continue.

Ms. Piñero-Hernandez asked if Federal cutbacks were expected to disturb the flow of the State grant funds. Ms. Harris said they did not anticipate that but it was an unknown factor. The funds are approved through 2022 and the grants are derived from Federal dollars. She explained that were that the case the facility would pay the rent and continue to operate the site as a clinic.

Ms. Wang asked if the grant amount was equal to whatever our costs were. Ms. Harris said we present a budget and they review and meet that budget. So they cover rent, staffing, etc.

Mr. Peña-Mora said it was an important resource for the community, was well located and was cobranded with the hospital and the system.

Ms. Piñero-Hernandez asked if there was space to bring in more services. Ms. Harris said there was room to accommodate more families for the services but not to expand services.

Mr. Pagán asked if the funding did not come through, what would be the plan.

Ms. Harris said she and Israel Rocha, Executive Director, Elmhurst Hospital, had discussed and the site would be utilized as a clinic space.

Mr. Peña-Mora asked if the ability to change from a WIC to a clinic would be allowed. Mr. Berman said yes, the lease is written for a clinic and so converting to a clinic would be in line with that. Mr. Peña-Mora said that was great.

Ms. Wang asked if the taxes of \$6,000 per year were much lower than those in the other lease presented, and asked why that was.

Mr. Wilson said that this building was tax exempt under the Industrial and Commercial Abatement Program (ICAP).

There being no further questions or comments. On motion by the Chairman of the Committee, the Committee approved the resolution for the full Board's consideration.

Christine Flaherty, Senior Vice President, Capital Design and Construction, read the resolution into the record. Ms. Flaherty was joined by Jeremy Berman, Deputy Counsel, Office of Legal Affairs.

- **Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a five year revocable license agreement with Educational Data Systems, Inc. (the "Licensee") for its use and occupancy of 312 square feet of space in the Mental Health Building on the campus of NYC Health + Hospitals/Metropolitan Hospital Center (the "Facility") to operate an employment services program at an annual occupancy fee of \$12,000, or \$38.46 per square foot to be escalated by 3% per year for a total of \$63,710 over the five year term.**

NYC Small Business Services awarded a contract to Educational Data System, Inc. (EDSI) to operate job training programs. Under the SBS contract, EDSI is to operate job training and counseling programs. SBS identified a specific need for this type of service in East Harlem and requested that an EDSI program be located at Metropolitan.

The Metropolitan neighborhood is the 12th poorest in the City with 31% of its residents living below the Federal Poverty Level and 12% unemployment. Unemployment and poverty are among the most significant social determinants of health. Having a job training, job readiness and employment counseling service within the Hospital directly addresses this social determinant of health. Metropolitan will be able to easily refer its patients to the program by directing or walking them to the program. The on-site presence of this program further solidifies Metropolitan's position as a one-stop hub for families within the community seeking practical solutions toward attaining a healthy lifestyle.

The license agreement is for a small amount of space on the ground floor. It is easily accessible. One small office like space appropriate for counseling and discussion.

Ms. Wang asked if any upgrades were needed. Mrs. Flaherty said no.

There being no further questions or comments. On motion by the Chairman of the Committee, the Committee approved the resolution for the full Board's consideration.

Christine Flaherty, Senior Vice President, Capital Design and Construction, read the resolution into the record. Ms. Flaherty was joined by Jeremy Berman, Deputy Counsel, Office of Legal Affairs, and Dean Mihaltses, Deputy Executive Director, NYC Health + Hospitals / Queens.

- **Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a revocable five year license agreement with Eyes and Optics (the “Licensee”) for the use and occupancy of approximately 140 square feet of space in the Atrium lobby to operate an optical dispensary at NYC Health + Hospitals/Queens Hospital Center (the “Facility”) at an occupancy fee of \$57 per square foot for a total annual occupancy fee of \$7,980 to be escalated by 3% per year for a total over the five year term of \$42,367.**

Mr. Mihaltses noted that Eyes & Optics was providing services within our facilities at Woodhull, Kings County and Gouverneur. They offer a 25% discount on cash transactions, take all insurances and work with our patients and staff on discount programs. They are a full service provider.

Mr. Mihaltses explained that the importance of this service, and having it available is that the facility has a very active ophthalmology department. Ophthalmology is not just preventive care but also can be related to diabetes, hypertension, and glaucoma.

Mr. Mihaltses mentioned that all other sites in the system with agreements with Eyes & Optics have been pleased with services.

Mr. Mihaltses said that services would be provided to an estimated 500 patients per month. The location, within the atrium of the hospital will be easy to access, and the rent is fair market value.

Mr. Peña-Mora said he had seen the locations in the other hospitals and they were always bustling.

Ms. Wang asked if NYC H+H generally got indemnification in their agreements. Mr. Berman said yes.

There being no further questions or comments. On motion by the Chairman of the Committee, the Committee approved the resolution for the full Board’s consideration.

There being no further business, the meeting was adjourned at 11:57 P.M.

LICENSE AGREEMENT

WILLIAMSBURG HOUSING PRESERVATION, LP

NYC HEALTH + HOSPITALS / GOTHAM HEALTH

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a three-year license agreement with Williamsburg Housing Preservation L.P. (the "Licensor") for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the "Licensed Premises"), to operate a pediatric clinic (the "Clinic") managed by NYC Health + Hospitals/Gotham Health at an occupancy fee of \$5,800.86 per year, or \$3.33 per square foot plus \$3,135.60 per year for electricity and \$888.42 per year for water for a total annual occupancy cost of \$9,824.88 to be escalated by 3% per year for a total occupancy cost of \$30,367.73 over the three-year term with each party having the right to terminate on ninety days' notice without cause.

WHEREAS, the Licensed Premises is within a housing project the ("Project") owned and previously managed by the New York City Housing Authority ("NYCHA"); and

WHEREAS, for many years the System has occupied the Licensed Premises under an old lease that had expired many years ago but which continued on a month to month basis and has paid nothing to NYCHA for its occupancy; and

WHEREAS, NYCHA has leased the Project to the Licensor for a term of ninety-nine years during which time the Licensor will operate and manage the Project; and

WHEREAS, currently, NYCHA has not leased other parts of its portfolio in which the System operates a clinic to the Licensor or any other private operator and so it remains under NYCHA's management; and

WHEREAS, the Licensor wishes to regularize the System's occupancy of the Licensed Premises by documenting the System's occupancy and charging a below-market occupancy fee; and

WHEREAS, the proposed rates for the System's occupancy at \$3.33/ft., \$1.80/ft. and \$0.51/ft. per year for occupancy, electricity and water, respectively are each well below market rates; and

WHEREAS, responsibility for the operation of the Clinic will be with Gotham Health and the Vice President for Ambulatory Care.

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-year license agreement with Williamsburg Housing Preservation L.P. (the "Licensor") for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the "Licensed Premises"), to operate a pediatric clinic (the "Clinic") managed by NYC Health + Hospitals/Gotham Health at an occupancy fee of \$5,800.86 per year, or \$3.33 per square foot plus \$3,135.60 per year for electricity and \$888.42 per year for water for a total annual occupancy cost of \$9,824.88 to be escalated by 3% per year for a total occupancy cost of \$30,367.73 over the three-year term with each party having the right to terminate on ninety days' notice without cause.

EXECUTIVE SUMMARY

GOTHAM HEALTH FQHC PEDIATRIC CLINIC 333 ROEBLING STREET BOROUGH OF BROOKLYN

OVERVIEW:

The System seeks authorization from its Board of Directors to execute a three-year license agreement with Williamsburg Housing Preservation L.P. (the "Licensor") for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the "Licensed Premises"), to operate a pediatric clinic (the "Clinic") under the NYC Health + Hospitals/Gotham Health structure. The Clinic is within the New York City Housing Authority ("NYCHA") owned Jonathan Williams Houses Project (the "Project"). Until recently, NYCHA both owned and operated the Project. NYCHA has leased the Project to the Licensor. For many years the System has occupied the Licensed Premises under an old lease that had expired many years ago but which continued on a month to month basis and has paid nothing to NYCHA for its occupancy. The Licensor wishes to regularize the System's occupancy of the Licensed Premises by documenting the System's occupancy and charging a below-market occupancy fee.

NEED/PROGRAM:

The Clinic has been providing services to the Project and surrounding community at this site since 1992. The program provides pediatric care. The Clinic sees approximately 850 patients each year with approximately 1,150 annual visits.

TERMS:

The System will occupy approximately 1,742 rentable square feet of space. It will pay an occupancy fee of \$5,800.86 per year, or \$3.33 per square foot plus \$3,135.60 per year for electricity and \$888.42 per year for water for a total annual occupancy cost of \$9,824.88 to be escalated by 3% per year for a total occupancy cost of approximately \$30,367.73 over the three-year term. The proposed rates for the System's occupancy at \$3.33/ft., \$1.80/ft. and \$0.51/ft. per year for occupancy, electricity and water, respectively are each well below market rates.

The proposed license agreement is terminable by either party without cause on ninety days' notice.

It is not expected that any substantial work by the System will be needed to permit the System's continued occupancy of the Licensed Premises since the Licensor has committed to making previously neglected repairs as part of an overall rehabilitation of the Project.

CONTRACT APPROVAL

BARBARO ELECTRICAL COMPANY

ACB SWITCHGEAR RELOCATION

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Barbaro Electrical Company (the “Contractor”) for an amount not to exceed \$7,333,328 for construction services necessary for the relocation of the ACB switchgear at NYC Health + Hospitals /Bellevue Hospital (“Bellevue”) with a project contingency of \$841,580 for unexpected changes in scope yielding a total authorized expenditure of \$8,174,908.

WHEREAS, during Super storm Sandy Bellevue suffered extensive flood damage to the electrical and mechanical systems in its basements; and

WHEREAS, the Federal Emergency Management Agency (“FEMA”) granted the City of New York and NYC Health + Hospitals \$1.723 billion to repair the damages caused by Sandy across the NYC Health + Hospitals system and to mitigate against future flooding; and

WHEREAS, the FEMA grant is provisionally divided into four parts: Bellevue, NYC Health + Hospitals/Coney Island Hospital, NYC Health + Hospitals/Metropolitan Hospital and NYC Health + Hospitals/Coler Hospital; and

WHEREAS, the amount provisionally allocated to Bellevue totals \$498.69 Million; and

WHEREAS, an important part of the Bellevue work is the relocation of the ACB switchgear to a higher more protected location (the “Project”); and

WHEREAS, NYC Health + Hospitals issued a public invitation to bid, reviewed the bids and determined that the Contractor was the lowest responsible bidder for the Project; and

WHEREAS, this Capital Project totals \$9,015,462 of which \$7,333,328 is allocated for the proposal contract; and

WHEREAS, the balance of the \$9,015,462 budgeted will be spent on other contracts associated with this project including construction management services, and a project contingency of \$841,580; and

WHEREAS, the Project will be completed in the spring of 2021.


NOW THEREFORE be it

RESOLVED, the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Barbaro Electrical Company (the “Contractor”) for an amount not to exceed \$7,333,328 for construction services necessary for the relocation of the ACB switchgear at NYC Health + Hospitals /Bellevue Hospital (“Bellevue”) with a project contingency of \$841,580 for unexpected changes in scope yielding a total authorized expenditure of \$8,174,908.

EXECUTIVE SUMMARY
ACB SWITCHCHGEAR RELOCATION
HEALTH + HOSPITALS / BELLEVUE HOSPITAL

OVERVIEW:	NYC Health + Hospitals seeks authorization to enter into a contract with Barbaro Electrical Company to relocate the ABC switchgear at NYC Health + Hospitals/Bellevue from the cellar to the fifth-floor.
NEED:	<p>Bellevue is located adjacent the East River and is partially located in both the FEMA 100-year flood plain and 500-year flood plain per FEMA Preliminary Flood Insurance Study data.</p> <p>Super Storm Sandy, caused Bellevue extensive flood damage from both storm surge from the East River and storm water runoff from First Avenue along 26th and 28th Streets. The most extensive damage occurred in Bellevue's 200,000 square foot basement, which was flooded at depths varying from 3 feet to 8 feet damaging critical building infrastructure and rendering dependent systems inoperable. The flooding caused failure of the normal and emergency power systems. Bellevue sustained extensive damage to its electrical and mechanical/HVAC systems.</p>
SCOPE:	Electric power for the ACB and Administration building is currently distributed from an electrical switchgear room in the cellar of the building. The critical components of Bellevue's electrical systems infrastructure will be moved from the basement of the ACB and relocated to elevated areas, including the conductors, switchboards, transfer switches, and alternate feeder. Some equipment, such as junction boxes, will remain in the cellar to feed power from the Con Edison transformer vault to the new, elevated switchgear room and shall be protected via watertight / submersible enclosures / fittings. The switchgear is being relocated, with the exception of junction boxes which will remain in their existing location in the basement, to a new location on Level 5 in the Penthouse of the ACB with the risers being approximately 5,000 square feet.
PROCUREMENT:	NYC Health + Hospitals issued a public invitation to bid, received bids, reviewed the bids and determined that the Contractor was the lowest responsible bidder for the Project.
COSTS:	Full project budget is \$9,015,462. Base bid of \$7,333,328. \$841,580 in project contingency. The balance of the full project budget will be spent on other contracts associated with the project.
FINANCING:	FEMA Section 428 PAAP grant and General Obligation bonds.
SCHEDULE:	The combined project is scheduled for completion by April 2021.
MWBE:	31.6% subcontractor utilization plan presented.

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe 
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Barbaro

Date: May 4, 2020

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

Vendor Responsibility

Approved

EEO

Approved

MWBE

31.6% Utilization Plan

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

NYC H+H Bellevue Relocation of Switchgear

Capital Committee
May 14, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



FEMA Program

- H+H was awarded a FEMA 428 Grant totaling \$1.723B
- Bellevue was awarded a total of \$498.69M from the \$1.723B
- FEMA 428 Grant via approved CP New York City H+H Capital for \$19,545,926*
 - Air Handling Unit project budget of \$10,530,464
 - Relocation of Switchgears project budget of \$9,015,462

*Excludes design fees that were expense funded and reimbursed by FEMA



Relocation of Switchgear

- The critical components of Bellevue's electrical systems infrastructure will be relocated from the basement of the ACB building(s) to elevated areas. This includes conductors, switchboards, transfer switches, and alternate feeder(2).
- Some equipment, such as junction boxes, will remain in the cellar to feed power from the Con Edison transformer vault to the new, elevated switchgear room and shall be protected via water-tight / submersible enclosures / fittings.
- Work consists of relocating switchgear (with the exception of junction boxes which will remain in their existing location in the basement) to a new location on Level 5 in the Penthouse of the ACB and the risers are approximately 5,000 square feet. The equipment to be replaced and relocated shall include, but not be limited to, the following list of existing equipment: conductors, utility operating power, emergency power, and priority emergency power.



Construction Contract

- Sourced via public bid
- Barbaro Construction was the lowest responsible bidder
- MWBE 31.6% subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %
ACS System Associates	MBE	Services	7.5%
DMB Construction	WBE	Services	.245%
Mid City Electrical	MBE	Supplies	13.63%
ASH Contracting Corp.	MBE	Supplies	10.25%

- Contract amount is \$7,333,328.00
- MWBE amount is \$2,317,331.65
- Projected completion in April 2021



Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Barbaro Electrical Company (the “Contractor”) for an amount not to exceed \$7,333,328 for construction services necessary for the relocation of the ACB switchgear at NYC Health + Hospitals /Bellevue Hospital (“Bellevue”) with a project contingency of \$841,580 for unexpected changes in scope yielding a total authorized expenditure of \$8,174,908.
- Full project budget is \$9,015,462. Base bid of \$7,333,328. \$841,580 in project contingency. The balance of the full project budget will be spent on other contracts associated with the project.



CONTRACT APPROVAL

MILCON CONSTRUCTION

“T” BUILDING EXTERIOR FAÇADE & RE-ROOFING

NYC HEALTH + HOSPITALS / KINGS COUNTY

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Milcon Construction (the "Contractor") for an amount not to exceed \$13,265,967 for construction services necessary for the reconstruction of the exterior façade and roof of the "T Building" at NYC Health + Hospitals / Kings County Hospital Center (the "Facility") with a project contingency of \$1,326,566 for unexpected changes in scope yielding a total authorized expenditure of \$14,591,967.

WHEREAS, the T Building was constructed in 1933 and its facades are currently classified as "unsafe" requiring the installation of an extensive side walk shed until the façade, window and roof rehabilitation work is completed; and

WHEREAS, the existing clay roof tiles are broken and dislodged creating unsafe conditions; and

WHEREAS, the existing flat roofs are deteriorated leading to significant water infiltration; and

WHEREAS, there is spalling and cracking of face brick throughout the T Building and roof parapets creating unsafe conditions; and

WHEREAS, the T Building windows have loose frames and sash components and broken glass creating unsafe conditions and leading to air and water infiltration;

WHEREAS, to comply with the requirements of the City's Façade Safety & Inspection Program and to maintain safety 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 conditions; and

WHEREAS, this Capital Project for roof and façade work totals \$16,209,589 of which \$13,265,967 is allocated for the proposed contract; and

WHEREAS, the balance of the \$16,209,589 budgeted will be spent on other contracts associated with this project including engineering services, and a contingency of \$1,326,566 for construction; and

WHEREAS, this project will be completed during 2022.


NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Milcon Construction for an amount not to exceed \$13,265,967 for construction services necessary for the reconstruction of the exterior façade and roof of the "T Building" at NYC Health + Hospitals / Kings County Hospital Center with a contingency of \$1.326M for unexpected changes in scope yielding a total authorized expenditure of \$14,591,967.

EXECUTIVE SUMMARY
“T BUILDING” EXTERIOR RESTORATION AND ROOF REPLACEMENT
NYC HEALTH + HOSPITALS / KINGS COUNTY HOSPITAL

OVERVIEW:	NYC Health + Hospitals seeks to reconstruct the exterior façade of the T Building at 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 contract is for an amount not-to-exceed \$13,265,967.
NEED:	<p>The T Building was constructed in 1933. The facades of the T Building are currently classified as “unsafe” and an extensive sidewalk shed had been required to be installed and maintained until the façade, window, and roof rehabilitation work is completed. The facades of the T Building are comprised of solid three-wythe brick masonry walls with building-original wood framed single glazed hung windows in punched openings. The T Building has a history of various repair campaigns related to problems with brickwork. Completion of the façade rehabilitation and window replacement will remove the listed unsafe conditions and will meet the requirements of the City’s Façade Safety & Inspection Program.</p> <p>Additionally the roof of the T Building has severely deteriorated and must be replaced. Because the T Building must undergo the above described façade repairs for safety’s sake, this is an opportune time to also replace the roof.</p>
PROCUREMENT:	Publicly bid.
SCOPE:	Work shall consist of: replacement of sloped Spanish tile roof and; flat roofs; reconstruction of brick pier, engaged columns, brick corners, and parapets; brick replacement; masonry pointing; spandrel restoration; steel lintel replacement and restoration; stone sill replacement; stone repairs; concrete repairs; window replacement; mosque window and door replacement; terrace door replacement; window security screen replacement and restoration; roof railings replacement; replacement of perimeter flashings; brick masonry cleaning; finial replacement; gutter replacement; steel coating; repair of steel fences and gates; ACM abatement and air-monitoring; lead remediation; and site safety supervision.
COSTS:	Full project budget is \$16,209,589. Base bid of \$13,265,967. \$1,326,566 in project contingency. The balance of the full project budget will be spent on other contracts associated with the project.
FINANCING:	General Obligation Bonds.
SCHEDULE:	The project is scheduled for completion in 2022.
MWBE:	33.5% subcontractor utilization plan.

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe 
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Milcon

Date: May 4, 2020

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

Vendor Responsibility

Approved

EEO

Approved

MWBE

33.5% Utilization Plan

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

NYC H+H Kings County “T” Building Exterior Façade Restoration & Re-roofing

**Capital Committee
May 14, 2020**

Christine Flaherty, Senior Vice President, Office of Facilities Development



Project Background

- The “T” Building was constructed in 1933. The facades of this building are currently classified as “unsafe” and an extensive side walk shed has been installed until the façade, window and roof rehabilitation work is completed.
- Existing clay roof tiles are broken and dislodged creating unsafe conditions.
- Existing flat roofs are deteriorated leading to significant water infiltration
- There is spalling and cracking of face brick throughout the building and roof parapets creating unsafe conditions.
- There is deteriorated building-original windows with loose frame and sash components and broken glass creating unsafe conditions and leading to air and water infiltrations.



Project Background, cont.

- In order to comply with the requirements of Façade Safety & Inspection Program (FISP), and to maintain a safe environment for staff, patients and the surrounding community, the above referenced reconstruction must be completed as soon as possible
- Completion of the exterior façade reconstruction will remove the listed unsafe conditions
- In conjunction with the code correction project, the facility's 29,000 sq. ft. roof has severely deteriorated to a state that it must be replaced



Construction Contract

- Sourced via public bid
- Milcon Construction was the lowest responsible bidder
- MWBE 33.5% subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %
RIZZO ENVIRONMENTAL	WBE	Services	10.00%
PARK AVE SUPPLIES	MBE	Services	7.00%
SANDHU ENTERPRISE	MBE	Services	4.50%
ADMIRE CONSTRUCTION	MBE	Services	2.50%
CRYSTAL WINDS & DOOR SYS	MBE	Services	1.50%
GREEN DEPOT	WBE	Services	1.50%
GATEWAY DEMO	MBE	Services	1.00%
ANIL K. AGRAWAL	MBE	Services	0.50%
ACTIVE PLUMBING & HEATING	MBE	Services	0.50%
B & S IRON WORKS	MBE	Supplies	3.50%
PRESTIGE STONE & PAVERS	MBE	Supplies	1.00%

- Contract amount is \$13,265,967.00
- MWBE amount is \$4,444,098
- Projected completion in 2022



Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Milcon Construction (the “Contractor”) for an amount not to exceed \$13,265,967 for construction services necessary for the reconstruction of the exterior façade and roof of the “T Building” at NYC Health + Hospitals / Kings County Hospital Center (the “Facility”) with a project contingency of \$1,326,566 for unexpected changes in scope yielding a total authorized expenditure of \$14,591,967.
- Total project budget is \$16,209,589, including \$13,265,967 for the subject contract, \$1,326,566 in project contingency, with the balance to be spent on other contracts associated with the project.



CONTRACT APPROVAL

**ELECTRICAL
JOB ORDER CONTRACT (JOC)**

**MAC FHIONNGHAILE & SONS
ELECTRICAL CONTRACTING, INC.**

SYSTEM-WIDE USE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a two year contract with Mac Fhionnghaile & Sons Electrical Contracting, Inc. (the "Contractor") not to exceed \$6,000,000 to provide electrical work on an as-needed basis at various facilities throughout NYC Health + Hospitals.

WHEREAS, the facilities of NYC Health + Hospitals may require electrical work; and

WHEREAS, NYC Health + Hospitals 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, a competitive solicitation was issued, bids were publicly opened on February 25, 2020 when NYC Health + Hospitals determined that the Contractor was one of the two lowest responsible bidders; 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 under the purview of the Senior Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to sign a two year contract with Mac Fhionnghaile & Sons Electrical Contracting, Inc. for not more than \$6,000,000 to provide electrical work on an as-needed basis throughout New York City Health and Hospitals Corporation.

**EXECUTIVE SUMMARY
REQUIREMENTS CONTRACT**

MAC FHIONNGHAILE & SONS ELECTRICAL CONTRACTING, INC.

ELECTRICAL SERVICES

OVERVIEW: NYC Health + Hospitals seeks authorization to sign a two-year contract for electrical work on an as needed basis at a cost not to exceed \$6,000,000.

NEED: NYC Health + Hospitals' facilities may need electrical work. Due to fluctuating demands, NYC Health + Hospitals has determined that such needs can often best be met by utilizing outside firms on an as-needed basis through requirements contracts.

PROCUREMENT: A request for bids was issued, bids received, bids were opened publically and the Contractor and Jemco Electric were the two lowest responsive and responsible bidders

SIMILAR EXPERIENCE:	Dormitory Authority	Dormitory Authority
	Electrical Work	Electrical Work
	Amount: \$497,517	Amount: \$1,086,878

H+H EXPERIENCE: NYC H+H
Electrical Work
Amount: \$6,000,000


EVALUATION SCORE: 99% rating - MacFhionnghaile & Sons Electrical Contracting is the current JOC contractor and the rating is for work provided throughout NYC Health + Hospitals (rated by 5 facilities on 9 projects)

MWBE UTILIZATION: 30% subcontractor utilization plan presented

VENDEX APPROVAL: Approved.

EEO APPROVAL: Approved.

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe 
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Mac & Sons

Date: May 4, 2020

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

Vendor Responsibility

Approved

EEO

Approved

MWBE

30% Utilization Plan

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

CONTRACT APPROVAL

**ELECTRICAL
JOB ORDER CONTRACT (JOC)**

JEMCO ELECTRICAL CONTRACTORS

SYSTEM-WIDE USE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a two-year contract with Jemco Electrical Contractors (the "Contractor") for not more than \$6,000,000 to provide electrical work on an as-needed basis at various facilities throughout NYC Health + Hospitals.

WHEREAS, the facilities of NYC Health + Hospitals may require electrical work; and

WHEREAS, NYC Health + Hospitals 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, a competitive solicitation was made and responsive bids were publicly opened on February 25, 2020 when NYC Health + Hospitals determined that the Contractor and Mac Fhionnghaile & Sons Electrical Contracting, Inc. were the lowest responsible bidders; 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 agreement shall be under the purview of the Senior Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to sign a two year contract with Jemco Electrical Contractors for not more than \$6,000,000 to provide electrical work on an as-needed basis throughout New York City Health and Hospitals Corporation.


EXECUTIVE SUMMARY

JEMCO ELECTRICAL CONTRACTORS

ELECTRICAL CONSTRUCTION SERVICES

OVERVIEW:	NYC Health + Hospitals seeks authorization to sign a two-year contract for electrical work on an as needed basis at a cost not to exceed \$6,000,000. The Contractor is an incumbent which has performed well for NYC Health + Hospitals in the past.	
NEED:	NYC Health + Hospitals' facilities may need electrical work. Due to fluctuating demands, NYC Health + Hospitals has determined that such needs can often best be met by utilizing outside firms on an as-needed basis through requirements contracts.	
PROCUREMENT:	A request for bids was issued, bids were received and publicly opened with the Contractor and Mac Fhionnghaile & Sons Electrical Contracting, Inc. being the two lowest responsive and responsible bidders	
SIMILAR EXPERIENCE:	MTA - TBTA Provide Backup Power Generator Amount: \$3,895,000	Dept. Veterans Affairs Generators & Panels Upgrade Amount: \$2,590,000
H+H EXPERIENCE:	NYC H+H Electrical Work Completed: Amount: \$5,611,000	
PERFORMANCE:	92.5% rating – Jemco is the current JOC contractor and the rating is for work provided throughout NYC Health + Hospitals (rated by 6 facilities on 9 projects)	
MWBE UTILIZATION:	30.17% subcontract utilization plan presented	
VENDEX APPROVAL:	Approved	
EEO APPROVAL:	Approved	

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe
Senior Counsel 
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Jemco

Date: May 4, 2020

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

Vendor Responsibility

Approved

EEO

Approved

MWBE

30% Utilization Plan

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

Electrical - Job Order Contracts

Capital Committee Meeting
May 14, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



Background / Current State

- JOC Construction Contracts are awarded based on public bid, whereby bidders use a multiplier, against an itemized catalog of services, to establish their base bid. Solicitation and award in alignment with NYC Health + Hospitals Operating Procedure 100-5.
- Current Electrical contracts were awarded in 2018 will expire in August 2020.

Contractor	Original Contract Award	Increase to Contract	Work Issued to Date	Remaining	Contract Expiration
Jemco	\$6,000,000	\$0	\$2,522,576	\$3,477,424	8/1/2020
MacFhionnghaile & Sons	\$6,000,000	\$6,000,000	\$8,860,788	\$3,139,212	8/7/2020

- Jemco used for Point Click Care (PCC) make ready work
 - PCC Is the long term care electronic patient record software
- Mac Fhionnghaile & Sons used for EPIC make ready work
 - EPIC is the acute and ambulatory care electronic patient record software
 - An increase of \$6M to the Mac Fhionngaile contract was approved by the Capital Committee and the Board of Directors on September 2019, bringing the contract amount to \$12M.



Procurement

- Public bids opened on February 25, 2020 for two contracts, each for \$6M, to provide Electrical related construction services. The contracts will be for a two year term.
- **Jemco Electrical Contractors was the lowest responsible bidder for EL1**
 - **Lowest multiplier submitted by Jemco – 0.9950**
 - Bids submitted by Jemco, Mac Fhionnghaile & Sons, and Laser Electrical
 - Jemco user rating – 92.5% rating – Jemco is the current JOC contractor and the rating is for work provided throughout the system (rated by 6 facilities on 9 projects)
- **Mac Fhionnghaile & Sons was the lowest responsible bidder for EL2**
 - **Lowest multiplier submitted by Mac Fhionnghaile – 0.9950**
 - Bids submitted by Mac Fhionnghaile & Sons, and Laser Electrical
 - Mac Fhionnghaile & Sons user rating – 99% rating - MacFhionnghaile & Sons Electrical Contracting is the current JOC contractor and the rating is for work provided throughout the system (rated by 5 facilities on 9 projects)



MWBE

➤ **Jemco: 30.17% MWBE subcontractor Utilization Plan**

Subcontractor	Certification	Supplies/Services	Utilization Plan %
LB Consulting, Inc.	WBE	Services	0.17%
Grand Supplies	WBE	Supplies	6%
Turtle & Hughes	MBE	Supplies	6%
Park Ave Supplies	MBE	Supplies	6%
Lauren T. Enterprises	WBE	Supplies	6%
Tomex Electronics	MBE	Supplies	6%

➤ **Mac Fhionngnaile & Sons: 30% MWBE subcontractor utilization plan**

➤ **Mac Fhionngnaile & Sons is a NYC certified MWBE and will self perform services bringing their MWBE total to 100%**

Subcontractor	Certification	Supplies/Services	Utilization Plan %
Bell Electric	MBE	Supplies	20%
Montana Datacom	WBE	Supplies	10%



Capital Committee Request

- Seeking the approval of the Capital Committee to execute Job Order Contracts with Jemco Electrical Contractors and Mac Fhionngnaile & Sons (the Contractors) in the amount of \$6,000,000 each, to provide construction services for Electrical related construction work on an as-needed basis at various facilities throughout NYC Health + Hospitals.



CONTRACT APPROVAL

**HEATING/VENTILATION/AIR CONDITIONING (HVAC)
JOB ORDER CONTRACT (JOC)**

RASHEL CONSTRUCTION

SYSTEM-WIDE USE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a two year requirements contract with Rashel Construction Corporation (the "Contractor") at a cost not to exceed \$6,000,000 to provide heating, ventilation and air conditioning ("HVAC") services on an as-needed basis at various facilities throughout NYC Health + Hospitals.

WHEREAS, NYC Health + Hospitals' facilities may require HVAC services; and

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

WHEREAS, a competitive solicitation was made and bids were publicly opened on December 10, 2019 when NYC Health + Hospitals determined that the Contractor and Vastech Contracting Corporation were the lowest responsible bidders for the proposed contract; 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 proposed contract shall be under the purview of the Senior 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 two year contract with Rashel Construction Corporation at a cost not to exceed \$6,000,000 to provide heating, ventilation and air conditioning services work on an as-needed basis at various facilities throughout New York City Health and Hospitals Corporation.

EXECUTIVE SUMMARY

RASHEL CONTRUCTION CORPORATION HVAC SERVICES

OVERVIEW:	NYC Health + Hospitals seeks to sign a two-year contract not to exceed \$6,000,000 to provide heating, ventilation and air conditioning services on an as needed basis.	
NEED:	NYC Health + Hospitals' facilities may require/need heating, ventilation and air conditioning services. Due to fluctuating demands, NYC Health + Hospitals determined that such needs can often best be met by utilizing outside firms on an as-needed basis through requirements contracts.	
PROCUREMENT:	A competitive solicitation was issued, bid were publicly opened and the Contractor and Vastech Contracting Corporation were determined to be the lowest responsive and responsible bidders.	
SIMILAR EXPERIENCE:	<div>DASNY General Construction Completed: 2018 Amount: \$3,461,168</div>	<div>NYCHHC General Construction Completed: 2018 Amount: \$10,000,000</div>
EVALUATION SCORE:	94.33 rating on a current JOC contract from contract users throughout the System (rated by 8 facility on 23 projects).	
MWBE UTILIZATION:	Self-performing MBE	
VENDEX APPROVAL:	Approved	
EEO APPROVAL:	Approved	

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe 
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Rashel

Date: May 4, 2020

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

Vendor Responsibility

Approved

EEO

Approved

MWBE

NYC MBE

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

CONTRACT APPROVAL

**HEATING/VENTILATION/AIR CONDITIONING (HVAC)
JOB ORDER CONTRACT (JOC)**

VASTECH CONTRACTING CORPORATION

SYSTEM-WIDE USE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to sign a two year requirements contract with Vastech Contracting Corporation (the "Contractor") for not more than \$6,000,000 to provide heating, ventilation and air conditioning ("HVAC") work on an as-needed basis throughout NYC Health + Hospitals.

WHEREAS, NYC Health + Hospitals' facilities may require HVAC work; and

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

WHEREAS, bids were publicly opened on December 10, 2019 and the System determined that the Contractor and Rashel Construction Corporation were the lowest responsible bidders for this contract; 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 proposed contract shall be under the purview of the Senior Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to sign a two year contract with Vastech Contracting Corporation for not more than \$6,000,000 to provide heating, ventilation and air conditioning work on an as-needed basis throughout New York City Health and Hospitals Corporation.

EXECUTIVE SUMMARY

VASTECH CONTRACTING CORPORATION

HVAC SERVICES

OVERVIEW: NYC Health + Hospitals seeks authorization to sign a two-year contract for heating, ventilation and air conditioning ("HVAC") work on an as needed basis at a cost not to exceed \$6,000,000.

NEED: NYC Health + Hospitals' facilities may need HVAC work. Due to fluctuating demands, NYC Health + Hospitals has determined that these needs can often best be met by outside firms on an as-needed basis through requirements contracts.

PROCUREMENT: A solicitation for bids was issued, bids were received and publicly opened. NYC Health + Hospitals determined that the Contractor and Raschel Construction were the two lowest responsive and responsible bidders.

SIMILAR EXPERIENCE:

NYCHHC	NYCHHC
General Construction	General Construction
Completed: 2016	Completed: 2009
Amount: \$ 6,000,000	Amount: \$3,000,000


PERFORMANCE SCORE: 92.1 rating by contract users throughout the system (rated by 10 facilities on 51 projects). Vastech completed 59 projects at 10 facilities.

MWBE UTILIZATION: 30% utilization plan presented.

VENDEX: Approved

EEO APPROVAL: Approved

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe 
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Vastech

Date: May 4, 2020

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

Vendor Responsibility

Approved

EEO

Approved

MWBE

30% Utilization Plan

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

Heating, Ventilation, Air Conditioning (HVAC) Job Order Contracts

Capital Committee Meeting
May 14, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



Background / Current State

- JOC Construction Contracts are awarded based on public bid, whereby bidders use a multiplier, against an itemized catalog of services, to establish their base bid. Solicitation and award in alignment with NYC Health + Hospitals Operating Procedure 100-5.
- Current HVAC contracts were awarded in 2018 will expire in August 2020.

Contractor	Original Contract Award	Work Issued to Date	Remaining	Contract Expiration
Volmar	\$6,000,000	\$5,702,265	\$2,637,735*	8/7/2020
AWL	\$6,000,000	\$48,198.55	\$5,951,801.45	8/23/2020

- Volmar used for EPIC make ready work
 - EPIC is the acute and ambulatory care electronic patient record software
 - Kings County infrastructure and scope of work requires substantial upgrades to accommodate EPIC
 - *Due to the extensive work being performed for EPIC make ready, the Volmar was granted an increase of \$2,340,000, in October 2019, increasing the contract value to \$8,340,000
- AWL is slated to perform HVAC construction work to ensure the system's compliance with USP 797 and USP 800 standards
 - USP 797 & 800 are standards relating to appropriate conditions for mixing medication (i.e. chemotherapy drugs, IV solutions, etc.)
 - Project scoping to begin in the coming weeks



Procurement

- Public bids opened on December 10, 2019 for two contracts, each for \$6M, to provide HVAC construction services. The contracts will be for a two year term.
- Vastech Contracting Corporation was the lowest responsible bidder for HVAC1
 - **Lowest multiplier submitted by Vastech – 0.9692**
 - Bids submitted by Volmar, Rashel, Jemco, AWL, RAMS Mechanical, Pen Enterprises, and Cooling Guard Mechanical
 - Vastech user rating – 92.1 rating by contract users throughout the system (rated by 10 facilities on 51 projects). Vastech completed 59 projects at 10 facilities.
- Rashel Construction Corporation was the lowest responsible bidder for HVAC2
 - **Lowest multiplier submitted by Rashel – 0.9188**
 - Bids submitted by Volmar, Jemco, AWL, Cooling Guard Mechanical, and RAMS Mechanical
 - Rashel user rating – 94.33 rating on a current JOC contract from contract users throughout the System (rated by 8 facility on 23 projects).



➤ Vastech: 30% MWBE Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan %
EOS Electrical	WBE	Services	6%
A-San Piping	MBE	Services	5%
D-Parker & Sons	MBE	Services	5%
Elite Construction	MBE	Services	5%
First Choice Mechanical	MBE	Services	5%
Grand Supplies	WBE	Supplies	2%
Green Depot	WBE	Supplies	2%

➤ Rashel: NYC Certified MBE will self-perform



Capital Committee Request

- Seeking the approval of the Capital Committee to execute Job Order Contracts with Rashel Construction Corporation and Vastech Contracting Corporation (the Contractor) in the amount of \$6,000,000 each, to provide construction services for Heating, Ventilation and Air Conditioning (HVAC) work on an as-needed basis at various facilities throughout NYC Health + Hospitals.

