

**CAPITAL COMMITTEE
MEETING AGENDA**

September 10, 2020

9:00 AM

Virtual Meeting

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – June 11, 2020**

Feniosky Peña-Mora

- **SENIOR VICE PRESIDENT’S REPORT**

Christine Flaherty

ACTION ITEMS

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with BA Global Construction Corporation (the “Contractor”) for an amount not to exceed \$7,143,946 for construction services necessary for the reconstruction of the exterior façade rehabilitation at NYC Health + Hospitals / Woodhull Hospital Center (the “Facility”) with an 8.5% project contingency of \$712,299 for unexpected changes in scope yielding a total authorized expenditure of \$7,856,245.

Vendex: Pending

EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with JEMCO Electrical Contractor Inc. (the “Contractor”) for an amount not to exceed \$5,188,300 for electrical upgrade services necessary for the hospital Essential Electrical System at NYC Health + Hospitals / Lincoln (the “Facility”) with a 12% project contingency of \$778,245 for unexpected changes in scope yielding a total authorized expenditure of \$5,966,545.

Vendex: Approved

EEO: Approved

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$19,645,521, including a 10% contingency of \$1,449,777, for the planning, design, procurement, construction, construction management and project management services necessary to install new underground storage tanks (the “Project”) at NYC Health + Hospitals/Lincoln (the “Facility”).

Vendex: Pending

EEO: Pending

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a five year revocable license agreement with the Grace Foundation of New York (the “Licensee”) for its continued use and occupancy of 5,700 square feet of space in the Isolation Building to operate support programs for individuals affected by Autism Spectrum Disorder and their families at the NYC Health + Hospitals/Sea View Hospital Rehabilitation Center and Home (the “Facility”) with the occupancy fee waived.

Vendex: NA
EEO: NA

- **Resolution** **Oscar Gonzalez**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to negotiate and execute requirements contracts with seven Architectural and Engineering (“AE”) consulting firms namely Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of three years with two one-year options for renewal, solely exercisable by NYC Health + Hospitals, for a cumulative amount not to exceed \$10,000,000 for services provided by all such consultants.

Vendex: Approved for all vendors.
EEO: Approved or pending for all vendors.

- **Resolution** **Ebone Carrington / Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Turner Construction (the “Contractor”) for an amount not to exceed \$5,095,551 for construction services necessary for the Emergency Department Reconfiguration (a.k.a. the buildout of the new “ExpressCare”) at NYC Health + Hospitals / Harlem Hospital Center (the “Facility”) with other contracts associated with this project totaling \$1,882,022 including architectural/engineering services and a 28% project contingency of \$2,659,176 for unexpected changes in scope yielding a total authorized expenditure of \$9,636,750.

Vendex: Approved
EEO: Pending

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

June 11, 2020

Capital Committee – June 11, 2020

As reported by Feniosky Peña-Mora

Committee Members Present: José Pagán, Freda Wang, Sally Piñero-Hernandez, Robert Nolan and Mitchell Katz.

Mr. Pagán called the meeting to order at 1:32 p.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on May 14, 2020 were approved.

Senior Vice President's Report

Christine Flaherty, Senior Vice President, Office of Facilities Development presented her report.

Mrs. Flaherty thanked the Chairman and the Capital Committee for allowing the presentation of a number of contracts that would be critical to bringing additional firms into the system to support ongoing, much-needed modernizations to occur throughout our hospitals. The resolutions would support the outposted therapeutic housing projects, another critical endeavor for the system. OFD continues to work with the system to further support the existing and future COVID population of patients. The team was working across system facilities to further enhance spaces for additional spaces based on lessons learned from the unprecedented surge.

Mrs. Flaherty advised that the today's resolutions were a culmination of the hard work of the design and construction office, led by Assistant Vice President, Oscar Gonzalez, working closely with partners in Supply Chain to both get standard on-call design contracts renewed and consultant contracts in place for Correctional Health Services Outposted Therapeutic Program at Bellevue and Woodhull. With a lower volume of COVID-19 positive patients currently in the system, the office, working closely with Dr. Allen's office and the Chief Executive Officer of Lincoln Union had facilitated a detailed survey of facility leadership, and held quickfire planning sessions around immediate emergency needs and pandemic readiness, for the system to be even more prepared should it again face a high volume of patients coming into the healthcare system suffering from COVID-like symptoms. The needs of the facilities included increased oxygen and medical gas capabilities, making surge areas more resilient for power considerations, addressing the need for long-term ventilator COVID-19 positive patients, increasing dialysis capabilities, and looking at space planning tools to enhance the understanding of system-wide spaces in real time.

Mrs. Flaherty noted that there were a number of near-term projects underway, and the team was working to determine available funding sources for a number of identified but uninitiated projects, which were not temporary in nature, and thus would not meet FEMA's current funding eligibility requirements. With limited financial resources, the office would also be working to do more external outreach to further advocate for infrastructure investments that were in great need.

As there was a broader conversation about infrastructure investment to reactivate our economy, I need to ensure healthcare construction is included in that dialog. Our team additionally continues to support the efforts of the test and trace initiative.

Mrs. Flaherty noted that Mahendranath Indar had been pivotal in ensuring the testing and tracing sites were getting up and running, and were meeting the needs of system operations.

Freda Wang, thanked Christine for her report and commended her for all she'd been doing. She noted that Mrs. Flaherty had mentioned advocating for financial resources and asked how that was being done and if she could she provide a little bit of specificity on that?

Mrs. Flaherty explained that at present, it was very fluid, and unfortunately clear as mud when it came to what was eligible within Federal Emergency Management Agency (FEMA) and CARES, and that they were working closely with Finance and their team to make sure there was detailed justification to ensure FEMA funding.

She explained that there were a large number of projects that fit that category because of some of the language in the FEMA funding eligibility, it's really emergency, temporary work, not permanent work. She said that really kicked out a number of areas that were much needed to make the facilities even more pandemic-ready. There had been no indication from the federal perspective that category E, which was similar to what we had for the standing grant, was going to be open. What the group was looking at, working closely across the system, both with finance and Deborah Brown and Matthew Siegler, was positioning the system to start doing externally-facing outreach, recognizing the system needed local elected officials and stated elected officials as well as potentially philanthropic opportunities because there were areas of work that have been identified and were lacking a funding source.

The system definitely wanted to be sure that the dialog had begun. Construction was one of the first things opened and there was a lot of talk about roads and bridges, which were also very vital. So she wanted to be sure that healthcare facilities got inserted into that dialog so that the system could ensure that there would be funding, recognizing that it was bringing jobs to the City.

The temporary Intensive Care Unit (ICU) project at North Central Bronx (NCB), she thought, was over 10 million people hours working on a single project while many other things were shut down, so clearly investing back in our facilities where the system was providing care in a way that helped sustain and provide excellent care was one thing that the system needed to be outspoken about and express the need for.

Ms. Wang agreed and said it was great to cast the net wide and talk about that. She said she agreed because there was a lot of talk about infrastructure funding, it had been going on for many, many years, and of course also during this emergency. Typically, healthcare was not included in that bucket, yet it was really important.

The agenda was then moved to the consideration of the action items.

Mrs. Flaherty read the resolution:

Authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to negotiate and execute requirements contracts with ten architectural and engineering ("AE") consulting firms namely Array Architects, P.C., E/F/H Architects, P.C., Francis Cauffman, Inc., Gensler Architecture, Design & Planning, P.C., Gertler & Wente Architects LLP, Lothrop Associates LLP Architects, MJCL Architect, Moody Nolan, Inc., NK Architects, and P.A., Perkins Eastman Architects, DPC, to provide professional AE design services; and with five mechanical,

engineering, and plumbing (“MEP”) consulting firms, namely Greenman-Pedersen, Inc., Kallen & Lemelson, LLP, Lakhani & Jordan Engineers, P.C., Lizardos Engineering Associates, P.C., and Loring Consulting Engineers, Inc., to provide professional MEP design services on an as-needed basis at various facilities throughout NYC Health + Hospitals. The contracts shall be for a term of three years with two one-year options for renewal, solely exercisable by NYC Health + Hospitals, for a cumulative amount not to exceed \$30,000,000 for services provided by all such consultants.

Mrs. Flaherty informed the Committee that the system required professional architecture, engineering, design and construction administration services on an as-needed basis for projects throughout the system. The services in the contracts included design and planning, feasibility studies, facility-based master planning, preparation of construction documents for bidding, construction administration services, which were provided during construction, as well as independent cost estimating and assessment. She reviewed the existing contracts, and the procurement for the new replacement contracts, the robust solicitation and successful effort for expanded MWBE utilization. The request for approval presented to the Committee would be for ten (10) AE contracts and five (5) MEP contracts.

After discussion, and upon motion duly passed and seconded the resolution was approved for consideration by the Board of Directors.

Mrs. Flaherty recused herself from the rest of the meeting due to possible conflict.

Oscar Gonzalez, Assistant Vice President, read the resolution:

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute an agreement with AECOM USA, Inc. (“AECOM”) to provide program management services for the preparation of space at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/ Woodhull Hospital (“Woodhull”) over a five year term for an amount not to exceed \$9,039,198 all in connection with Correctional Health Services’ (CHS) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”) in Bellevue and Woodhull.

Mr. Gonzalez, joined by Patsy Yang, Senior Vice President, Correctional Health Services, presented general project information, details of the scope of services to be provided under the agreement, and further explained the procurement process and MWBE plan of utilization.

After discussion and upon motion duly passed and seconded the resolution was approved for consideration by the Board of Directors.

Mr. Gonzalez, read the resolution:

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute an agreement with Array Architects, PC (“Array”) to provide architectural/engineering services for the preparation of space at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/ Woodhull Hospital (“Woodhull”) over a five year term for an amount not to exceed \$8,663,000 all in connection with Correctional Health Services’ (CHS) initiative

to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”) in Bellevue and Woodhull.

Mr. Gonzalez and Ms. Yang, presented background regarding the project, scope of services and further explained the procurement process and MWBE plan of utilization.

After discussion and upon motion duly passed and seconded the resolution was approved for consideration by the Board of Directors.

There being no further business, the Committee Meeting as adjourned at 2:18 p.m.

CONTRACT APPROVAL

CONSTRUCTION SERVICES

BA GLOBAL CONSTRUCTION CORPORATION

NYC HEALTH + HOSPITALS / WOODHULL

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with BA Global Construction Corporation (the "Contractor") for an amount not to exceed \$7,143,946 for construction services necessary for the reconstruction of the exterior façade rehabilitation at NYC Health + Hospitals / Woodhull Hospital Center (the "Facility") with an 8.5% project contingency of \$712,299 for unexpected changes in scope yielding a total authorized expenditure of \$7,856,245.

WHEREAS, the Main Building and Conference Center were constructed in 1979 and its facades are currently classified as "unsafe" requiring the installation of an extensive side walk shed until the façade work is completed; and

WHEREAS, all of the joint sealants and gaskets between the steel-paneled façades have deteriorated and are in need of replacement; and

WHEREAS, bricks have cracked and mortar joints have deteriorated; and

WHEREAS, Corten steel siding, soffit and column panels have deteriorated; and

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 reconstruction of the exterior façade totals \$8,284,866 of which \$7,143,946 is allocated for the proposed contract; and

WHEREAS, the balance of the \$8,284,866 budgeted will be spent on other contracts associated with this project including design, design contingency, construction management and other professional fees; 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 BA Global Construction Corporation for an amount not to exceed \$7,143,946 for construction services necessary for the reconstruction of the exterior façade at NYC Health + Hospitals / Woodhull Hospital Center with an 8.5% contingency of \$712,299 for unexpected changes in scope yielding a total authorized expenditure of \$7,856,245.

**EXECUTIVE SUMMARY
BUILDING EXTERIOR RESTORATION
NYC HEALTH + HOSPITALS / WOODHULL HOSPITAL**

OVERVIEW:	NYC Health + Hospitals seeks to reconstruct the exterior façade of the Main Building and Conference Center at NYC Health + Hospitals / Woodhull. The exterior façade rehabilitation 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 \$7,143,946.
NEED:	The main building and Conference Center were constructed in 1979. The facades of the building are currently classified as "unsafe" and an extensive sidewalk shed had been required to be installed and maintained until the façade rehabilitation work is completed. The facades of the Main Building and Conference Center are comprised of steel panels. Completion of the façade rehabilitation will remove the listed unsafe conditions and will meet the requirements of the City's Façade Safety & Inspection Program.
PROCUREMENT:	Publicly bid.
SCOPE:	Work shall consist of: Corten Steel siding, soffit and column panel replacements; sheet-metal coping; bricks replacement and masonry corner reconstruction; pointing of mortar joints; railing restoration, concrete restoration; silicone jointing at steel panel to steel panel, stacked spandrel panels and at brick masonry wall; fluid applied waterproofing membrane; window gasket repair; remove and replace existing netting; remove and replace broken window glass panes.
COSTS:	Total project budget is \$8,284,866. Base bid of \$7,143,946. \$712,299 in project contingency (8.5%).
FINANCING:	General Obligation Bonds.
SCHEDULE:	The project is scheduled for completion in 2022.
MWBE:	37.2% subcontractor utilization plan.



BA Global Construction Corporation NYC Health + Hospitals/Woodhull Main Building and Conference Center Exterior Façade Restoration

Capital Committee
September 10, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



Project Background

- The Main Building and Conference Center was constructed in 1979. The facades of these buildings are currently classified as “unsafe” and an extensive side walk shed has been installed until the façade work is completed.
- All of the joint sealants and gaskets between the steel-paneled façades have deteriorated and are in need of replacement.
- Face bricks have cracked and mortar joints have deteriorated requiring pointing.
- Corten steel siding, soffit and column panels have rusted and cracked.
- There are several windows with broken glass creating unsafe conditions and leading to air and water infiltrations.
- A number of railings have become loose and unsafe and must be restored.



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



Construction Contract

- Sourced via public bid
- BA Global Construction Corporation was the lowest responsible bidder of 12 bids
- MWBE 100%: 37.2% subcontractor utilization plan presented (+62.8% self-preform)

Subcontractor	Certification	Supplies/Services	Utilization Plan %
N.B.A. Construction	MBE	Services	14.50%
Rashel Construction	WBE	Services	12.90%
AV Steel, LLC	MBE	Services	8.40%
Levest Electrical	WBE	Services	1.40%

- Contract amount is \$7,143,946
- MWBE subcontractor amount is \$2,657,547.91
- Projected completion in 2022
- Evaluation: Excellent (based on three evaluations, with ratings of excellent, provided by prime consultants and one private entity).



Project Budget

Woodhull Façade Restoration	
Architectural/Engineering Design	\$428,621
Construction	\$7,143,946
Project Contingency (8.5%)	\$712,299
TOTAL	\$8,284,866



Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with BA Global Construction Corporation (the “Contractor”) for an amount not to exceed \$7,143,946 for construction services necessary for the reconstruction of the exterior façade rehabilitation at NYC Health + Hospitals / Woodhull Hospital Center (the “Facility”) with an 8.5% project contingency of \$712,299 for unexpected changes in scope yielding a total authorized expenditure of \$7,856,245.
- Total project budget is \$8,284,866 including \$7,143,946 for the subject contract, \$712,299 in project contingency, with the balance to be spent on other contracts associated with the project.



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: BA Global

Date: September 4, 2020

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

Vendor Responsibility

Pending

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

ELECTRICAL UPGRADE SERVICES

JEMCO ELECTRICAL CONTRACTOR, INC.

NYC HEALTH + HOSPITALS / LINCOLN

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with JEMCO Electrical Contractor Inc. (the "Contractor") for an amount not to exceed \$5,188,300 for electrical upgrade services necessary for the hospital Essential Electrical System at NYC Health + Hospitals / Lincoln (the "Facility") with a 12% project contingency of \$778,245 for unexpected changes in scope yielding a total authorized expenditure of \$5,966,545.

WHEREAS, the Building was constructed in 1973 based on NYC building code 1968; and

WHEREAS, the existing Essential Electrical System wiring is not running based on the National Fire Protection Association; and

WHEREAS, the existing Life Safety System includes 120V and 277V circuitry; and

WHEREAS, the existing 120V circuitry is connected to a critical branch via transformers; and

WHEREAS, the panels at the main mechanical room/switch gear room/generator has mixed wiring for life safety, critical and equipment branches;

WHEREAS, to comply with the National Fire Alarm Association requirement which is required by DOH and CMS, the above referenced upgrade must be completed as soon as possible; and

WHEREAS, completion of the EES Type 1 project will remove the listed unsafe conditions; and

WHEREAS, this Capital Project for Essential Electrical System Type 1 work totals \$6,301,682 of which \$5,188,300 is allocated for the proposed contract; and

WHEREAS, the balance of the \$6,301,682 budgeted will be spent on other contracts associated with this project including design, design contingency, construction management and other professional fees; and

WHEREAS, this project will be completed during 2021.

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 Contractor Inc. for an amount not to exceed \$5,188,300 for construction services necessary for the upgrade of the Essential Electrical System at NYC Health + Hospitals / Lincoln Hospital with a 12% contingency of \$778,245 for unexpected changes in scope yielding a total authorized expenditure of \$5,966,545.

EXECUTIVE SUMMARY
“Essencial Electrical System Upgrade Type 1
NYC HEALTH + HOSPITALS / Lincoln

OVERVIEW:	NYC Health + Hospitals seeks to upgrade the Essential Electrical System to comply with the National Fire Protection Association (NFPA) requirement at NYC Health + Hospitals / Lincoln. The EES Type 1 project was designed, estimated and bid in accordance with the NYC Health + Hospital. The contract is for an amount not-to-exceed \$5,188,300.
NEED:	<p>The Building was constructed in 1973. The electrical infrastructure of the Building is currently classified as “unsafe” and the specific issue involved is that the separation of the generator branches into life safety, critical and equipment system is not done for the generators and panels on patient floors were not provided for segregating the three branches.</p> <p>The panels at the main mechanical room/switch gear room/generator has mixed wiring for life safety, critical and equipment branches in whatever panel is present in the facility and the wiring for items required to be served by the Emergency System-Life Safety Branch was not independent from wiring for items required to be served by the Emergency System – Critical Branch. 1999 NFPA 99 3-4.2.1.4, 3-4.2.2, NFPA 70: Article 517 and Article 700</p>
PROCUREMENT:	Publicly bid.
SCOPE:	Work shall consist of: replacing circuits from one panel to another, run additional risers since the existing life safety system includes both 120V and 277V circuitry. The existing 120V circuitry is connected to a critical branch via transformers and the only way to solve this issue the work will required additional risers, removal of transformers and re-feeding of existing panels. The work also requires extensive removal and reinstallation of corridor ceilings, both panels and structure, in order to run circuit conduits to new closets. The project also, requires general construction and phasing.
COSTS:	Full project budget is \$6,301,682. Base bid of \$5,188,300. \$778,245 in project contingency (12%). 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 2021.
MWBE:	30% subcontractor utilization plan presented.

Jemco Electrical Contractor Inc.

NYC Health + Hospital Lincoln

Essential Electrical System - Type 1

Capital Committee
September 10, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



Project Background

- The existing electrical system at Lincoln Hospital is not in compliance with the National Fire Protection Association (NFPA) codes 99 3-4.2.2.1 Type I EES and must be upgraded as required by DOH and CMS in order to comply with NFPA requirements.
- EES Type 1 is an emergency Electrical System that provides the separation of the emergency power into three distribution branches: Critical, Life Safety and Equipment branches as is currently required by code for hospital occupancies.
- Critical: such as red outlets for monitors, medical equipment in patient rooms, etc.
- Life Safety: such as exit lights, emergency lighting, etc.
- Equipment: such as medical air pumps, vacuum pumps, HVAC, etc.



Project Background, cont.

The existing panels at the main electrical rooms/switch gear rooms/generators has mixed wiring for life safety, critical, and equipment branches which causes disruption to the operation of our Emergency Department, Surgery Department and all the hospital Intensive Care Units.



Construction Contract

- Sourced via public bid
- JEMCO Electrical Contractors Inc. was the lowest responsible bidder of 4 bids submitted
- MWBE 30.0% subcontractor utilization plan presented

SUBCONTRACTOR	CERTIFICATION	SUPPLIES/SERVICE	UTILIZATION PLAN %
Park Avenue Building Supplies	MBE	SUPPLIES	7.710
DEUTSCHER & DAUGHTER	WBE	SERVICE	0.578
TURTLE & HUGHES	WBE	SUPPLIES	17.636
GRANT SUPPLIES	MBE	SUPPLIES	4.086

- Contract amount is \$5,188,300.00
- MWBE amount is \$1,557,000
- Projected completion in 2021
- Evaluation: Excellent (based on three evaluations, rated excellent, excellent, and good, submitted to MOCs by H+H and DEP)

Project Budget

Lincoln Type 1 EES	
Design, Testing and Filing	\$335,137
Construction	\$5,188,300
Project Contingency (12%)	\$778,245
TOTAL	\$6,301,682

Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with JEMCO Electrical Contractor Inc. (the “Contractor”) for an amount not to exceed \$5,188,300 for electrical upgrade services necessary for the hospital Essential Electrical System at NYC Health + Hospitals / Lincoln (the “Facility”) with a 12% project contingency of \$778,245 for unexpected changes in scope yielding a total authorized expenditure of \$5,966,545.
- Total project budget is \$6,301,682. Base bid of \$5,188,300. \$778,245 in project contingency. The balance of the full project budget will be spent on other contracts associated with the project, such as design, testing and filing.

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, Inc.

Date: August 20, 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.

CUSTOMER INSTALLATION COMMITMENT

**CONSTRUCTION MANAGEMENT /
PROJECT MANAGEMENT**

NEW YORK POWER AUTHORITY (NYPA)

NYC HEALTH + HOSPITALS / LINCOLN

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a Customer Installation Commitment ("CIC") with the New York Power Authority ("NYPA") for an amount not-to-exceed \$19,645,521, including a 10% contingency of \$1,449,777, for the planning, design, procurement, construction, construction management and project management services necessary to install new underground storage tanks (the "Project") at NYC Health + Hospitals/Lincoln (the "Facility").

WHEREAS, in March 2005, the City of New York (the "City"), through the City Department of Citywide Administrative Services ("DCAS"), NYC Health + Hospitals, the City University of New York ("CUNY"), and the Board of Education of the City School District of the City of New York ("BOE, the City, CUNY and Health +Hospitals, the Parties") entered into the Energy Efficiency-Clean Energy Technology Program ("ENCORE II") Agreement with NYPA that establishes the framework for NYPA to manage energy related-projects for City agencies and affiliated entities; and

WHEREAS, the ENCORE II Agreement expired on December 31st, 2018; and

WHEREAS, the Parties entered into an Energy Efficiency-Clean Energy Technology Program Bridge Agreement ("First Bridge Agreement") in January 2019, in order to bridge any lapse in service provided by NYPA until a new Master Cost Recovery Agreement ("ENCORE III") could be finalized and effective between NYPA and the Parties; and

WHEREAS, due to the status of the ENCORE III Agreement, the Parties have entered into the Energy Efficiency-Clean Technology Program Second Bridge Agreement ("Second Bridge Agreement") in January 2020, in order to bridge any lapse in service provided by NYPA pursuant to the ENCORE II Agreement until the ENCORE III is finalized and effective between the Parties. This contract extension was registered with NYC Comptroller's Office in December 2019; and

WHEREAS, in September 2015, the State of New York Department of Environmental Conservation inspected and cited the Facility of several violations for underground storage tanks; and

WHEREAS, NYC Health + Hospital is required to correct the violations identified and provide evidence of such compliance; and

WHEREAS, the Project falls within the ENCORE II Agreement scope and so NYPA can manage it; and

WHEREAS, NYPA has bid the Project and has determined that it will cost \$19,645,521; and

WHEREAS, the Project cost in the amount of \$19,645,521 will be funded through City's General Obligations Bonds; and

WHEREAS, the Project will produce a total annual energy savings to the Facility of 8,845 kilowatts hours and 14,000 therms of natural gas; and

WHEREAS, the overall management of the construction contract will be under the direction of the Sr. Vice President - Facility Administration.

Page Two – Lincoln Underground Storage Tanks

NOW THEREFORE, be it

RESOLVED, the New York City Health and Hospitals Corporation to execute a Customer Installation Commitment with the New York Power Authority for an amount not-to-exceed \$19,645,521, including a 10% contingency of \$1,449,777, for the planning, design, procurement, construction, construction management and project management services necessary to install new underground storage tanks at NYC Health + Hospitals/ Lincoln.

EXECUTIVE SUMMARY
NYC HEALTH + HOSPITALS/LINCOLN
NEW UNDERGROUND STORAGE TANKS

OVERVIEW: NYC Health + Hospitals seeks to install new underground storage tanks NYC Health + Hospitals/Lincoln. NYPA has fully designed and bid out the Project.

NEED: The Facility has four (4) 50,000 gallon capacity No.2 fuel oil storage tanks and two (2) 10,000 gallon capacity diesel oil storage tanks which have all far exceeded their useful lives. In September 2015, the State of New York Department of Environmental Conservation inspected and cited the Facility of several violations for the underground storage tanks. One major violation cited was that the tanks had no leak detection system. After an assessment of the antiquated single-wall underground tanks it was determined that the tanks need to be replaced.

SCOPE: The scope of work for this project includes but is not limited to the following:

- ❖ Remove one (1) 10,000-gallon diesel underground storage tank from Plant A and install a new 25,000-gallon diesel underground storage tank along 149th Street;
- ❖ Install two (2) new 30,000-gallon No. 2 fuel oil underground storage tanks and one (1) new 25,000-gallon diesel underground storage tank in court yard along Park Avenue;
- ❖ Decommissioning of four (4) existing 50,000-gallon fuel oil underground storage tanks and one (1) existing 10,000-gallon diesel underground storage tank in Plant B;

TERMS: NYPA has competitively bid the project and has submitted a final total project cost to NYC Health + Hospitals of \$19,645,521, including \$1,449,777 in contingency. NYPA will be fully responsible for the project.

SAVINGS: **Electrical:**
Energy Consumption Savings (quantity): 8,845 kilowatts-hours (kWh)
Gas Savings (dollars): \$1,238

Fuel:
Gas Use Reduction Savings (quantity): 18,000 therms
Gas Savings (dollars): \$14,400

FINANCING: NYC General Obligations Bonds - \$19,645,521.

SCHEDULE: Completion by December 2022.

New York Power Authority NYC Health + Hospitals/Lincoln New Underground Storage Tanks

**Capital Committee
September 10, 2020**

Christine Flaherty, Senior Vice President, Office of Facilities Development

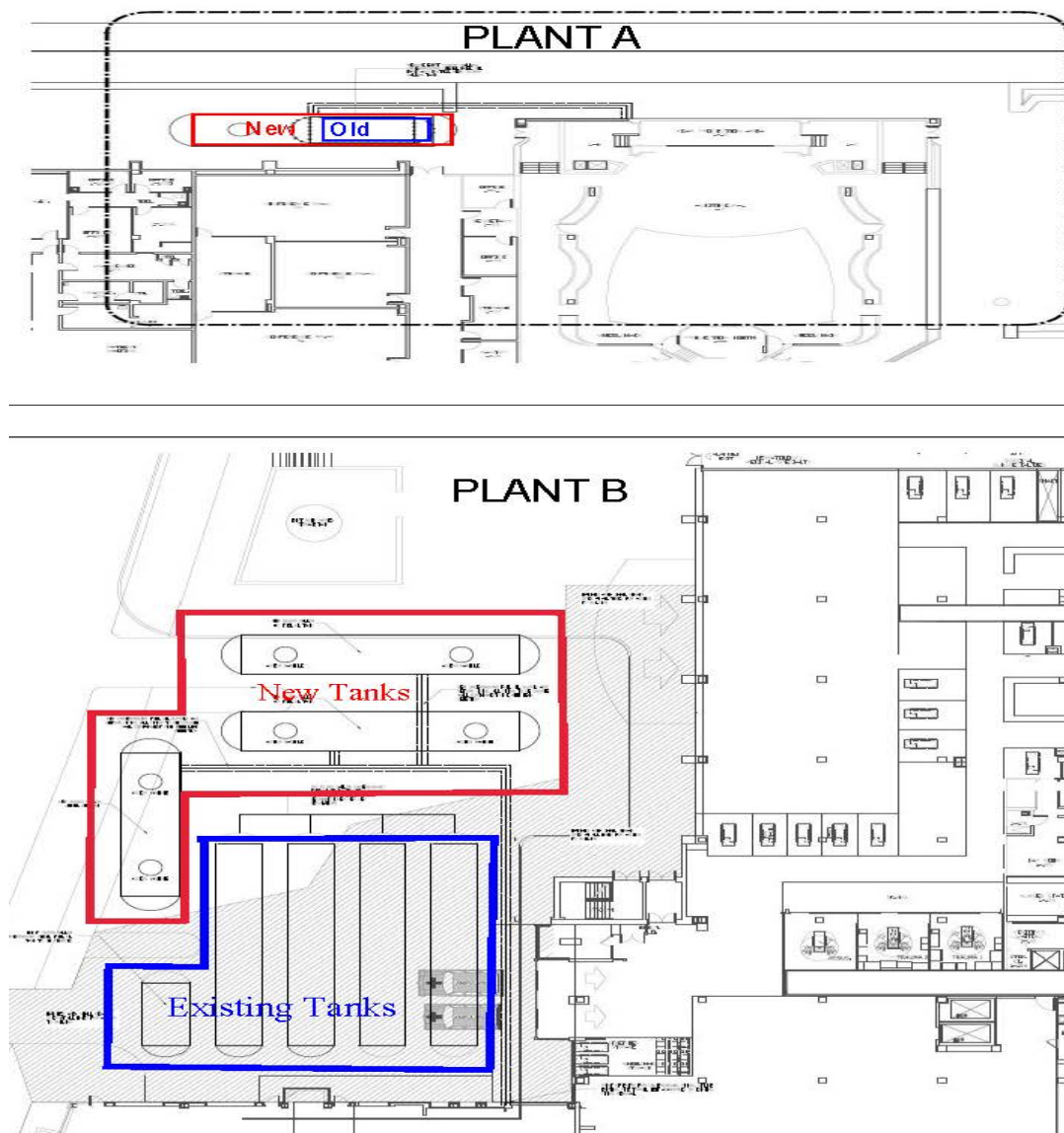


Project Background

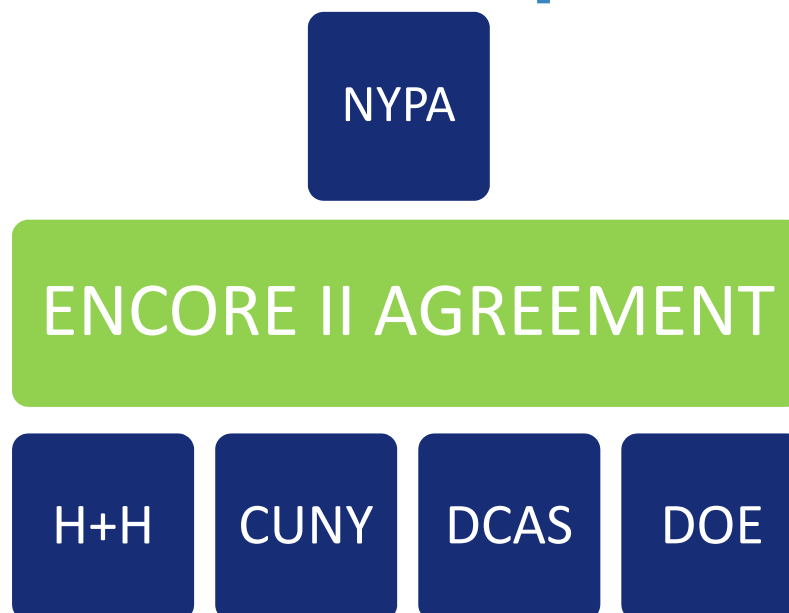
- NYC Health + Hospitals / Lincoln (the Facility) currently has four (4) 50,000-gallon No. 2 fuel oil underground storage tanks (USTs) in Plant B. There are also two (2) 10,000-gallon diesel oil USTs; one in Plant A, and the other in Plant B. These USTs are used as the source of fuel for the facility's generators. The generators are the main source of emergency power for the facility in the event of a power outage.
- The Facility's antiquated single-wall underground storage tanks (USTs) are beyond their useful life of 20 years.
- In September 2015, the State of New York Department of Environmental Conservation (DEC) inspected and cited the Facility of several violations including the tanks not having the required leak detection system or cathodic protection, also the tanks failed tightness tests.
- In order to address these violations the Facility presented a plan to DEC to replace the existing tanks.
- This project which will install two (2) new 30,000-gallon #2 fuel oil USTs and one (1) new 25,000-gallon diesel UST in Plant B. The project will decommission the existing USTs in place in Plant B. In Plant A, the existing 10,000-gallon diesel oil will be removed and a new 25,000-gallon diesel tank will be installed in the same footprint.



Existing & New USTs Location



Our Relationship with NYPA



- Encore II expired on December 31, 2018.
- Two bridge agreements have been executed between the same parties since Encore II expiration to ensure continuity of services.
- Encore III agreement is still being finalized.



NYPA Procurement Path

- NYPA selected Guth DeConzo Construction Management Inc (Guth DeConzo), as construction manager for this project; whose service was acquired through competitive bidding.
- Guth DeConzo oversaw the bid process following NYPA's procurement guidelines.
- Four bidders Boilermatic, Dynamic US, Maric Mechanical, and Skanska, submitted bids for the project. The lowest qualified bidder was Dynamic US Inc.
- NYPA has an active supplier diversity program, and has set forth a 30% MWBE goal to satisfy NYC MWBE guidelines.
- Dynamic US Inc has satisfied the 30% MWBE goal.



MWBE Summary

- Dynamic US is the lowest responsible bidder of 4 bids.
- MWBE 33.6% subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %
REDOSA ENERGY GROUP	MBE	SERVICES	18.06%
OHMS ELECTRIC CORP	WBE	SERVICES	5.65%
TORO CONSTRUCTION SERVICES LLC	WBE	SERVICES	9.89%

- Contract amount is \$14,154,148.00
- MWBE amount is \$4,756,000
- Projected completion December 2022
- Evaluation: Good (based on three evaluations, with ratings of good, good and excellent, submitted to MOCs by DEP)



Project Budget

Lincoln – New Underground Storage Tanks

(1) Design, Testing, Filing	\$ 369,425
(2) Construction	\$ 13,989,200
(3) Payment, Performance, and Bid Bonds	\$ 139,148
(4) Project Contingency (10% of lines 1,2&3)	\$ 1,449,777
(5) Construction Management	\$ 1,116,329
(6) NYPA – Project Management	\$ 1,594,755
(7) Interest During Construction	\$ 986,887
TOTAL	\$ 19,645,521



Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$19,645,521, including a 10% contingency of \$1,449,777, for the planning, design, procurement, construction, construction management and project management services necessary to install new underground storage tanks at NYC Health + Hospitals/Lincoln.



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: Dynamic US.

Date: September 4, 2020

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

Vendor Responsibility

Pending

EEO

Pending

MWBE

33.6% 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.

LICENSE AGREEMENT

GRACE FOUNDATION OF NEW YORK

NYC HEALTH + HOSPITALS / SEA VIEW

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a five year revocable license agreement with the Grace Foundation of New York (the "Licensee") for its continued use and occupancy of 5,700 square feet of space in the Isolation Building to operate support programs for individuals affected by Autism Spectrum Disorder and their families at the NYC Health + Hospitals/Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

WHEREAS, over one million people in the United States have been diagnosed as having Autism Spectrum Disorder ("ASD"), a term used to describe a variety of neurological disorders; and

WHEREAS, the Licensee, a non-profit organization based in Staten Island, was established to improve the lives of individuals and families affected by ASD; and

WHEREAS, in October 2009 and May 2015 the Board of Directors authorized the System to enter into license agreements with the Licensee to allow the Licensee to extensively renovate space within the Isolation Building to prepare it for the Licensee's use and to operate its programs supporting persons with ASD and their families; and

WHEREAS, the Licensee's program located on the Facility's campus has allowed it to expand its community services which include recreation and social skill programs, in-home respite services, support groups, Medicaid services coordination and administrative offices; and

WHEREAS, in consideration of the benefits derived by the community from the Licensee's programs, the occupancy fee will continue to be waived.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a revocable license agreement with the Grace Foundation of New York for its continued use and occupancy of 5,700 square feet of space in the Isolation Building to operate support programs for individuals with Autism Spectrum Disorder and their families at the Sea View Hospital Rehabilitation Center and Home with the occupancy fee waived.

EXECUTIVE SUMMARY

NYC HEALTH + HOSPITALS/SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

LICENSE AGREEMENT GRACE FOUNDATION

OVERVIEW:

The Grace Foundation, formed in 2002, is a non-profit organization based in Staten Island established to improve the lives of individuals and families affected by ASD (the "Licensee").

In October 2009 and May 2015, the System's Board of Directors authorized five-year revocable license agreements with the Licensee. Pursuant to such licenses, the Licensee has extensively renovated the licensed space and expanded its programs.

NEED/ PROGRAM:

Over one million people in the United States have been diagnosed as having Autism Spectrum Disorder ("ASD"), a term which is used to describe a variety of neurological disorders. The rate of newly diagnosed children is 1 in 91.

The Licensee has expanded its community services by establishing an operation on the Facility's campus that includes recreation and social skill programs, in-home respite services, support groups, Medicaid Services Coordination, and administrative offices. The Licensee's goal is to enable individuals with ASD to lead independent and productive lives. The Grace Foundation has committed to accepting referrals from Health + Hospitals.

TERMS:

The Licensee will be granted the continued use and occupancy of approximately 5,700 square feet in the "Isolation Building" (the "Licensed Space"). The Isolation Building was largely unused by the Facility prior to the 2009 license to the Licensee. The Licensee had, and still has, no current need for the Licensed Space for its own operations.

In October 2009 and May 2015 the Board of Directors authorized the System to enter into license agreements with the Licensee to allow the Licensee to extensively renovate space within the Isolation Building to prepare it for the Licensee's use and to operate its programs supporting persons with ASD and their families.

The occupancy fee will be waived as it was during the prior term of the license in view of the benefit to the community of the program. The Facility will provide electricity and gas to the Licensed Space. The Licensee is responsible for providing maintenance for the Licensed Space and the surrounding grounds.

The Licensee will be required to indemnify and hold harmless the System and the City of New York from any and all claims arising out of the use of the Licensed Space and will provide appropriate insurance naming the System and the City of New York as additional insureds.



The GRACE Foundation of New York

License Agreement – NYC H+H/Sea View Hospital Rehabilitation Center and Home

Capital Committee
September 10, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



The GRACE Foundation

- The GRACE Foundation of New York is a Staten Island based non-profit organization formed in 2002 with the goal of improving the lives of individuals and families affected by Autism Spectrum Disorder (“ASD”).
 - ASD is a neurological disorder that impacts the development of language and communication skills as well as social interaction and relatedness.
 - Given the complexity of the disorder, each person with an Autism Spectrum Disorder is unique and therefore requires individualized guidance and support.
- Programs include recreation, social skills, performing and creative arts programs, in-home respite services, support groups and Medicaid Services coordination. The program operates M-F, from 8:00 a.m. to 9:00 p.m.
- GRACE Foundation serves 300 children, teens, young adults and their families.
- Their 2017 Form 990 indicates a \$1.5 million annual budget.



The GRACE Foundation - Funding

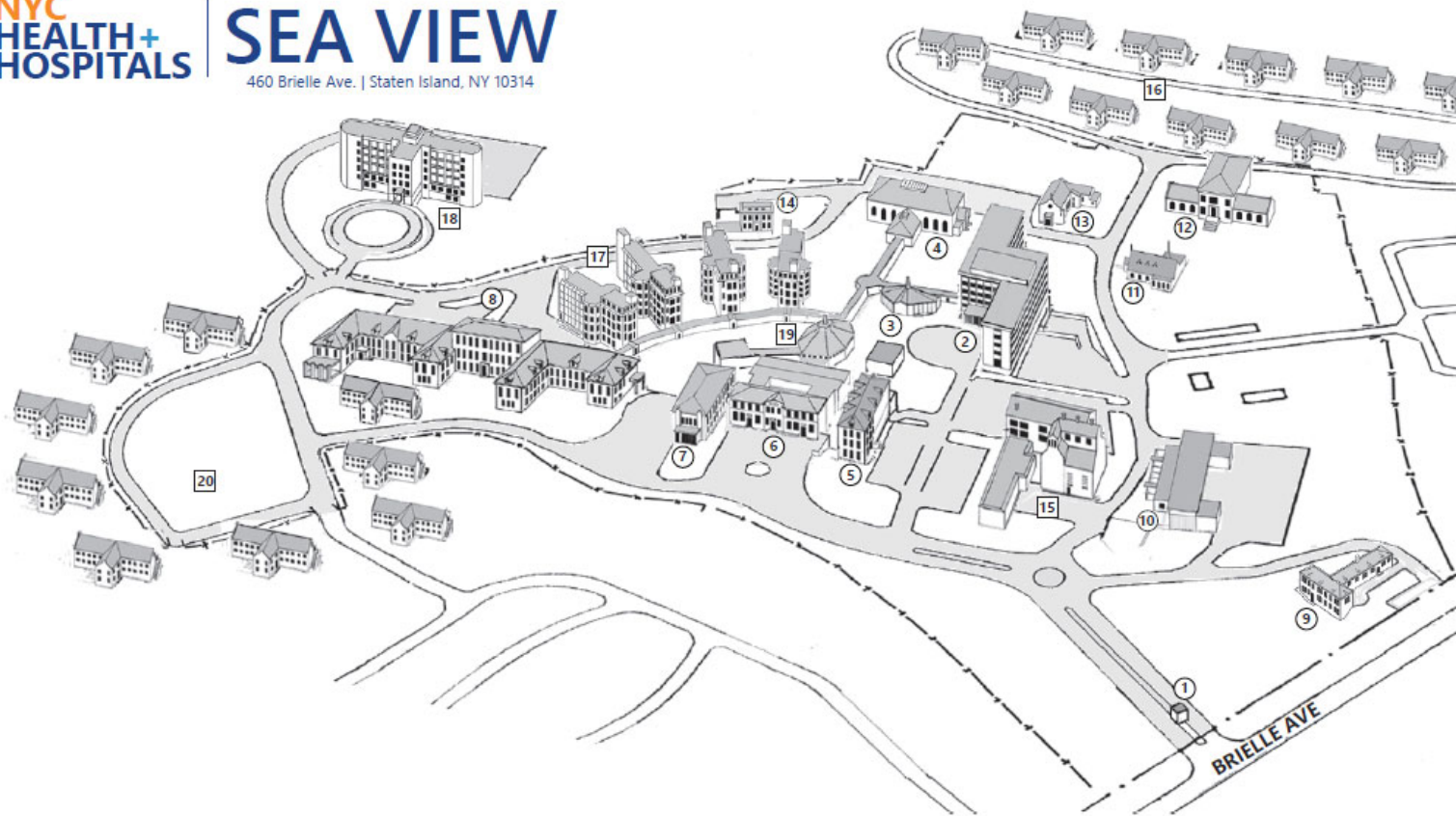
- Funded by New York City and New York State
 - Primary funding from local council members
- Other funding from community organizations and foundations
 - Richmond County Savings Bank
 - Investors Bank
 - Carmine and Robert DeSantis Foundation
- Fundraising collaboration with community partners
 - Susan Wagner High School
 - St. John's University
 - Borough President's Office
 - Staten Island Children's Museum
- Collaborations with other agencies to support autism



GRACE Foundation at Sea View Campus

- In 2009 and 2015, the NYC H+H Board of Directors authorized five year term license agreements with the GRACE Foundation. The current agreement expires December 2020.
- The GRACE Foundation will continue to occupy 5,700 square of space in the Isolation Building (Building W) on the campus of NYC Health + Hospitals/Sea View Hospital Rehabilitation Center and Home
- The GRACE Foundation is committed to taking referrals from Health + Hospitals
- Terms:
 - Occupancy fee will continue to be waived.
 - Sea View will provide electricity and gas.
 - The Grace Foundation will be responsible for housekeeping, maintenance and non-structural repairs of the space it occupies and the surrounding grounds.





OCCUPIED BUILDINGS ○

- | | |
|----------------------------|----------------------------------|
| 1. Gate House | 8. Park Lane |
| 2. Robitzek Building | 9. Grace Foundation |
| 3. Chapel | 10. FDNY / EMS / OCME |
| 4. Colony Hall | 11. Sea View Playwrights Theatre |
| 5. Staff House | 12. Camelot |
| 6. Administration Building | 13. Community Board 2 |
| 7. Surgical Pavilion | 14. Staten Island Ballet |

VACANT BUILDINGS □

- | |
|--------------------------|
| 15. Old Power Plant |
| 16. Men's Cottages |
| 17. Women's Pavilions |
| 18. Children's Hospital |
| 19. Old Kitchen Building |
| 20. Women's Cottages |



Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a five year revocable license agreement with the Grace Foundation of New York (the “Licensee”) for its continued use and occupancy of 5,700 square feet of space in the Isolation Building to operate support programs for individuals affected by Autism Spectrum Disorder and their families at the NYC Health + Hospitals/Sea View Hospital Rehabilitation Center and Home (the “Facility”) with the occupancy fee waived.



CONTRACT APPROVAL

EXTERIOR ENVELOPE

MULTIPLE VENDORS

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to negotiate and execute requirements contracts with seven Architectural and Engineering ("AE") consulting firms namely Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of three years with two one-year options for renewal, solely exercisable by NYC Health + Hospitals, for a cumulative amount not to exceed \$10,000,000 for services provided by all such consultants.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional AE/MEP design services for exterior envelope and Local Law 11 inspection and filing services and AE design services in connection with Local Law 11 compliance; and

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

WHEREAS, NYC Health + Hospitals conducted a selection process for such professional services through Request for Proposals processes, and determined that these consultants' proposals best met its needs; and

WHEREAS, the monitoring of these contracts shall be under the direction of the Senior Vice President of Capital Construction & Design.

NOW, THEREFORE, be it

RESOLVED, New York City Health and Hospitals Corporation be and hereby is authorized to negotiate and execute requirements contracts with with seven Architectural and Engineering ("AE") consulting firms namely Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of three years with two one-year options for renewal, solely exercisable by NYC Health + Hospitals, for a cumulative amount not to exceed \$10,000,000 for services provided by all such consultants.

EXECUTIVE SUMMARY

REQUIREMENTS CONTRACTS

Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects,

- OVERVIEW:** NYC Health + Hospitals seeks to execute seven requirements contracts for three years, with separate options to renew each for two additional one-year periods, for a total cost over five years, not-to-exceed \$10,000,000 to provide AE Professional Services related to exterior envelope and Local Law 11 compliance on an as-needed basis at any facility of NYC Health + Hospitals.
- NEED:** The various facilities of NYC Health + Hospitals from time to time require AE and LL11 Inspection & AE Professional Services. Due to fluctuating demands and the licensing requirements for such services, NYC Health + Hospitals has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.
- TERMS:** Each contract will provide that NYC Health + Hospitals will be under no obligation to use any particular firm. Projects will be given to a particular firm following mini-procurements among the contractors in each class. Then the project will be reflected in work orders each of which will specify total pricing, work schedules and any other relevant terms. The contractors' rates will be as set forth in their master agreements which will be made pursuant to this resolution
- COSTS:** Not-to-exceed \$10,000,000 over five years, for the seven firms.
- FINANCING:** Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.
- TERM:** Upon contract execution, a base period of three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.
- MWBE:** 30% utilization plans presented by each vendor. Architectural Preservation Studio, DCP and Ronnette Riley Architect are certified MWBE vendors.

Seven Architectural and Engineering Consulting Firms Exterior Envelope Contracts

**Capital Committee
September 10, 2020**

Oscar Gonzalez, Assistant Vice President, Office of Facilities Development
Mahendranath Indar, Sr. Director, Office of Facilities Development



Overview

- H+H requires professional architectural, engineering, design, and construction related services on an as needed basis, for projects throughout the system.
Services include:
 - Façade projects
 - Roofing and roofing-related work
 - Window assembly
 - LL11 compliance
- The current contracts in place for similar services (previously referred to as LL11) and will expire December 2020.
- Current spend for Façade services: \$6,284,138 to date.



- The DOB asked H+H to develop a systemic plan to address the historical Local Law 11 Violations and to schedule the Cycle 7&8 required inspections.
- Superstructures had an existing database of H+H buildings and met with the DOB on H+H behalf to update the Local Law 11 universe.
 - Update building addresses
 - Dismiss aged violations
 - Address current violations
- Of the \$6,284,138 spent to date there is \$6,050,298.00 in approved work orders assigned to Super Structures to file, investigate, and do corrective infrastructure work in our facilities.
- With the help of Superstructures and Elizabeth Youngbar, we've reduced our outstanding violations from 250 to 110.



RFP Criteria

➤ Minimum criteria:

- MWBE Utilization Plan, Waiver, or MWBE Certification
- Minimum of five (5) years of satisfactory comparable services in healthcare facilities
- Licensed professionals must hold New York State licenses in their discipline

➤ Substantive Criteria

- 25% - Proposed Approach & Methodology
- 25% - Appropriateness & Quality of Firms experience
- 25% - Qualifications of proposers consultants and staffing
- 15% - Status as MWBE or MWBE Utilization Plan Percentage and Quality
- 10% - Cost

➤ Evaluation Committee:

- 2 representatives from Central Office OFD
- Metropolitan representative
- Kings County representative
- Jacobi representative
- Enterprise Information Technology Services representative



Overview of Procurement

- 10/15/19: CRC approved an application to issue solicitation.
- 1/09/20: RFP sent directly to vendors and posted to City Record.
- 01/16/20: mandatory pre-proposal conference call, 33 vendors attended
- 01/31/20: proposal deadline, 21 proposals received
 - All proposals had robust MWBE utilization plans with MWBE subconsultants
- 03/12/20: evaluation committee reviewed proposals and conducted proposal-only scoring. Based on the natural break of the scoring, 12 AE vendors were invited in to present to the evaluation committee
 - 2 MWBE shortlisted firms
- 07/13/20: Vendor presentations and evaluation committee scoring occurred



Highlights of Firms Selected

- We are seeking approval to enter into contract for Architectural/Engineering related to exterior envelope;

VENDOR	RATING	DATE OF WORK	TYPE OF WORK	AGENCY PROVIDING RATING
ARCHITECTURAL PRESERVATION STUDIO	Excellent		Local Law 11 (\$10M)	Mt. Sinai Health System
H2M	Good	02/29/2020	Campaign - Architectural & Engineering Design Svcs - Bklyn, Qns	DEPT OF CITYWIDE ADMIN SERV
	Excellent	09/30/2015	PE-826-093015004218-1	DEPT OF ENVIRON PROTECTION
	Excellent	08/14/2014	PE-826-081414001861-1	DEPT OF ENVIRON PROTECTION
HOFFMAN ARCHITECTS, INC	Good	05/01/2018	Hoffman (20151413368) FY17, 7/1/16 to 6/30/17	DEPT OF DESIGN AND CONST
	Satisfactory	05/01/2018	Hoffman (20151413368) FY18, 7/1/17 to 3/1/18	DEPT OF DESIGN AND CONST
	Excellent	06/16/2017	PE-850-060117009503-1	DEPT OF DESIGN AND CONST
LOTHROP ASSOC	Good		Bed Capacity Increase (\$932,000)	North Central Bronx
URBAHN ARCHITECTS	Good		LL 11 (\$18M)	DEPT OF CITYWIDE ADMIN SERV
	Good		Renovation (\$80M)	DEPT OF CITYWIDE ADMIN SERV
RONNETTE RILEY	Excellent	01/23/2020	Campaign - ADA Compliance for DCAS Managed Court Buildings, City	DEPT OF CITYWIDE ADMIN SERV
	Excellent	09/13/2019	Campaign - ADA Compliance for DCAS Managed Court Buildings, City	DEPT OF CITYWIDE ADMIN SERV
	Good	02/03/2005	PE-856-CNV000051770-1	DEPT OF CITYWIDE ADMIN SERV
SUPERSTRUCTURES	Good		LL 11 (\$340,000)	H+H Jacobi Hospital
	Excellent		LL 11 (\$536,000)	Kings County Hospital
	Excellent		LL11 (\$561,000)	Kings County Hospital
	Excellent		LL 11 (\$225,000)	Kings County Hospital

- Three year with two 1-year options to renew
- Effective no later than January 1, 2020
- Total pooled contract value of \$10,000,000
- 30% MWBE utilization plan has been submitted by all vendors (representing 52 MWBE specialty subconsultants)
- * Denotes MBE certified vendor



Architectural/Engineering MWBE Plans

Vendor	Subcontractors	Certification	Service Type	%
Architectural Preservation Studio, DPC	Lakhani & Jordan Engineers, PC KS Engineers Cerami Associates Domingo Gonzalez Associates, Inc. e4, Inc. EChem Consultants Ellana, Inc. JMV Associates	MBE MBE WBE MBE WBE WBE WBE WBE WBE MWBE	Fire Protection Structural Engineering and Surveying Acoustical Lighting Design Sustainable Design, LEED, and Commissioning Special Inspections Cost Estimating Code Consulting and DOB Expediting	30%
H2M	Cerami & Associates, Inc. Domingo Gonzalez Associates, Inc. Jablonski Building Conservation, Inc. JMV Associates, LLC LERA Consulting Structural Engineers, RLLP Mechanical Testing, Inc. Ronnette Riley Architect Toscano Clements Taylor, LLC Via Collective Incorporated VJ Associates Inc. of Suffolk	WBE MBE WBE MWBE MWBE WBE WBE WBE WBE WBE WBE WBE MBE	Acoustical Specialist Lighting Design Historic Preservation/Masonry Conservation & Art Conservation Expediting Structural Engineering & Local Law 11 Inspection LEED Commissioning & Building Envelope Testing Architecture Cost Estimating Wayfinding Cost Estimating	30%
Hoffmann Architects, Inc.	Cerami & Associates, Inc. Lakhani & Jordan Engineers PC JMV Associates, LLC Gayron de Bruin Land Surveying and Engineering, PC ML Studio, Inc. Via Collective, Inc. City Wide Expediting, Inc. Nasco Construction Services, Inc.	WBE MBE MBE WBE MBE WBE WBE WBE WBE WBE WBE WBE MBE	Acoustical Specialist Fire Alarm Specialist Code Consultant Expeditor Survey Engineering Consultant Lighting Specialist Wayfinding Specialist Expediting Estimator	30%



Architectural/Engineering MWBE Plans

Vendor	Subcontractors	Certification	Service Type	Percentage
Lothrop Associates LLP	LERA Consulting Structural Engineers, RLLP Grain Collective JFK&M Consulting Group LLC Lakhani & Jordan, P.C.. W. Allen Engineering, PLLC Ellana, Inc. Nasco Construction Services Inc. Shen Milson & Wilke, LLC Crystal McKenzie, Inc. Conservation, Inc.	MWBE MBE WBE MBE MBE WBE WBE MBE MWBE WBE	STRUCTURAL ENGINEERING / QUALIFIED EXTERIOR WALL INSPECTOR LANDSCAPE/SITE DESIGN MEP/FP ENGINEERING MEP/FP ENGINEERING MEP/FP ENGINEERING COST ESTIMATOR COST ESTIMATOR ACOUSTICAL SPECIALIST WAYFINDING SPECIALIST ARTWORK HISTORIC PRESERVATION SPECIALIST	30%
Ronnette Riley Architect - WBE	Indus Architects Project Cost Associates DGA e4, Inc. Shen Milson & Wilke	MWBE MBE MBE WBE MBE	Roofing/Waterproofing Specialist Cost Estimator Lighting Design LEED Specialist Acoustics	30%
SuperStructure	Watts Architecture and Engineering KS Engineers P.C. Goldstick Lighting Design, Ltd. SoundSense LLC Via Collective Incorporated Sharan Builders, Inc.	MBE MBE MWBE WBE WBE MBE	Environmental / Hazardous Materials Consultant and Fire Alarm Specialist Surveyor and Geotechnical Engineer Lighting Specialist Acoustical Specialist Wayfinding Specialist Probes Contractor	30%
Urbahn Architects	LERA Consulting Structural Engineers JFK&M Consulting Group Jablonski Building Conservation, Inc. Matrix New World Engineering Cost Concepts, Inc. Conversano, Inc.	WBE MBE MBE MBE MBE MBE	Structural Engineering MEP/FP Engineering Masonry Conservation & Historic Resources Hazmat, Geotech, Survey Cost Estimating Expediting	30%



Capital Committee Approval Request

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to negotiate and execute requirements contracts with seven Architectural and Engineering (“AE”) consulting firms namely Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior façade projects; on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of three years with two one-year options for renewal, solely exercisable by NYC Health + Hospitals, for a cumulative amount not to exceed \$10,000,000 for services provided by all such consultants.



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: Architectural Preservation Studio DPC

Date: August 31, 2020

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

Vendor Responsibility

Approved

EEO

Pending

MWBE

NYC WBE

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.

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: H2M Architects Engineers Land Surveying & Landscape Arch DPC

Date: August 31, 2020

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

Vendor Responsibility

Approved

EEO

Pending

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.

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: Hoffman Architects

Date: August 31, 2020

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

Vendor Responsibility

Approved

EEO

Pending

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.

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: Ronnette Riley

Date: August 31, 2020

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

Vendor Responsibility

Approved

EEO

Pending

MWBE

NYC Certified WBE

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.

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: Superstructures

Date: August 31, 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.

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: Urbahn Architects

Date: August 31, 2020

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

Vendor Responsibility

Approved

EEO

Pending

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

CONSTRUCTION SERVICES

TURNER CONSTRUCTION

NYC HEALTH + HOSPITALS / HARLEM

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Turner Construction (the "Contractor") for an amount not to exceed \$5,095,551 for construction services necessary for the Emergency Department Reconfiguration (a.k.a. the buildout of the new "ExpressCare") at NYC Health + Hospitals / Harlem Hospital Center (the "Facility") with other contracts associated with this project totaling \$1,882,022 including architectural/engineering services and a 28% project contingency of \$2,659,176 for unexpected changes in scope yielding a total authorized expenditure of \$9,636,750.

WHEREAS, many patients present to the Emergency Department who do not require emergency care; and

WHEREAS, to ensure that these patients are getting the right level of care, as quickly and conveniently as possible, and in the most appropriate setting; and

WHEREAS, OneCity Health and NYC Health + Hospitals launched ExpressCare, an Urgent Care Center model that allows lower acuity patients as well as patients transported by 911 ambulance providers to access the appropriate level outside the ED; and

WHEREAS, as an extension of the hospital's ambulatory care practice, but managed by the Emergency Department (ED); and

WHEREAS, ExpressCare will help NYC Health + Hospitals to meet the New York State Delivery System Reform Incentive Payment (DSRIP) goal of reducing avoidable hospital use by 25 percent;

WHEREAS, to comply with the requirements of the State's Grant expiration of March 31, 2021, the above referenced construction must be completed as soon as possible; and

WHEREAS, this Capital Project for ExpressCare work totals \$9,636,750 of which \$5,095,551 is allocated for the proposed contract; and

WHEREAS, the balance of the \$9,636,750 budgeted will be spent on other contracts associated with this project totaling \$1,882,022 and a 28% project contingency of \$2,659,176 for construction; and

WHEREAS, this project will be completed during 2021.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Turner Construction (the "Contractor") for an amount not to exceed \$5,095,551 for construction services necessary for the Emergency Department Reconfiguration (a.k.a. the buildout of the new "ExpressCare") at NYC Health + Hospitals / Harlem Hospital Center (the "Facility") with other contracts associated with this project totaling \$1,882,022 including architectural/engineering services and a 28% project contingency of \$2,659,176 for unexpected changes in scope yielding a total authorized expenditure of \$9,636,750.

EXECUTIVE SUMMARY
“EXPRESSCARE” BUILDOUT
NYC HEALTH + HOSPITALS / HARLEM HOSPITAL CENTER

OVERVIEW:	NYC Health + Hospitals seeks to buildout a new ExpressCare in the vacant space where the former Emergency Department was housed at NYC Health + Hospitals / Harlem Hospital Center. The ExpressCare 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 \$5,095,551.
NEED:	Many patients present to the Emergency Department who do not require emergency care. To ensure that these patients are getting the right level of care, as quickly and conveniently as possible, and in the most appropriate setting OneCity Health and NYC Health + Hospitals launched ExpressCare, an Urgent Care Center model that allows lower acuity patients as well as patients transported by 911 ambulance providers to access the appropriate level outside the ED. As an extension of the hospital’s ambulatory care practice, but managed by the Emergency Department (ED), ExpressCare will help NYC Health + Hospitals to meet the New York State Delivery System Reform Incentive Payment (DSRIP) goal of reducing avoidable hospital use by 25 percent.
PROCUREMENT:	Publicly bid.
SCOPE:	Work shall consist of: interior architectural fit-out will generally include the following major new components: drywall partitions, finishes, installation of acoustical ceilings, doors and door frames, door hardware and casework. The MEP and Fire Protection will include new ductwork for supply and return air, new sprinkler throughout, new electrical lighting and power, and new plumbing services.
COSTS:	Full project budget is \$9,636,750. Base bid of \$5,095,551. \$2,659,176 for project contingency. \$1,882,022 other contracts associated with this project.
FINANCING:	DSRIP Grant
SCHEDULE:	The project is scheduled for completion in 2021.
MWBE:	42.11% subcontractor utilization plan.



Turner Construction Corporation NYC H+H Harlem Hospital Center “ExpressCare” Buildout

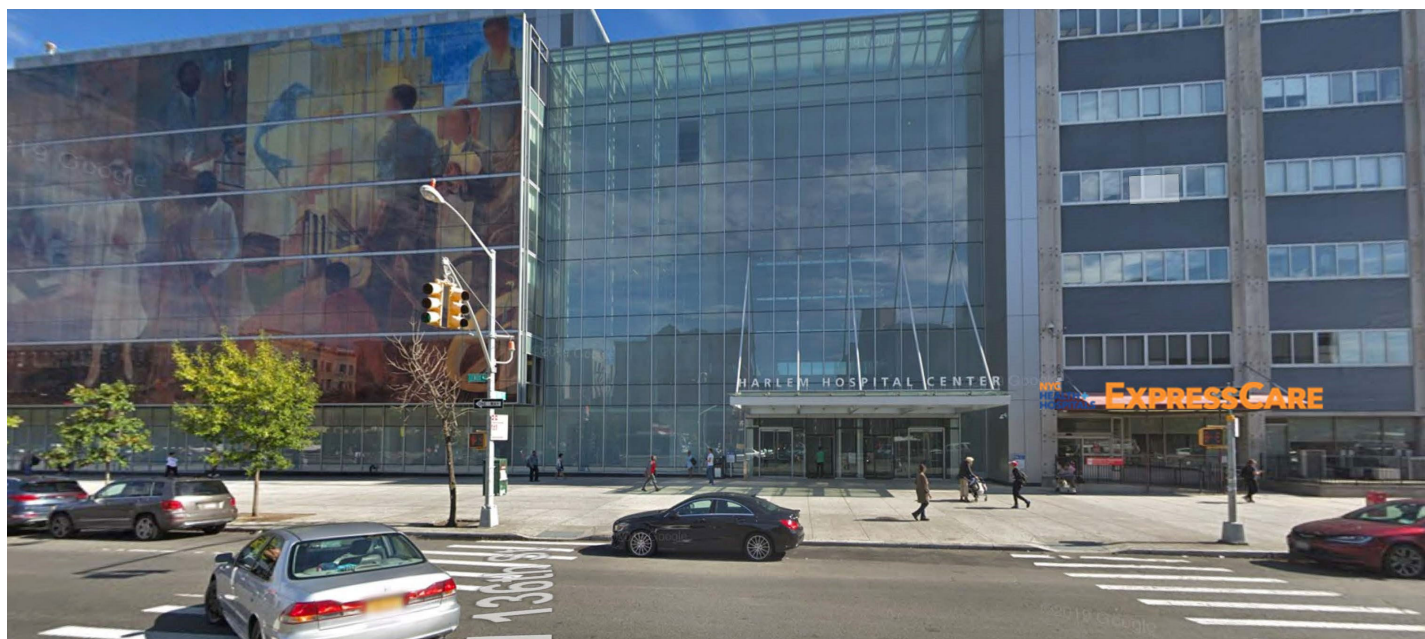
Capital Committee
September 10, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development
Ebony Carrington, Executive Director, NYC Health + Hospitals / Harlem



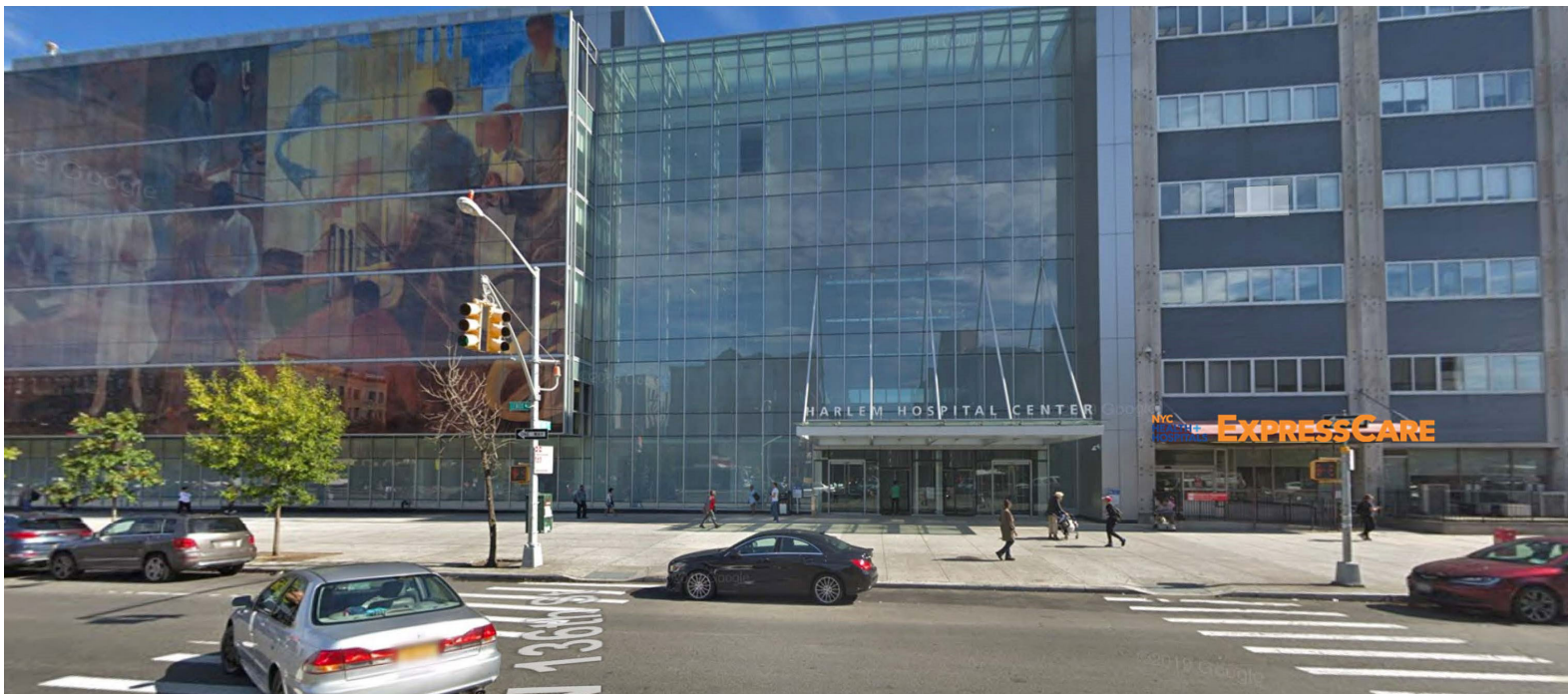
Project Background

- Many patients present to the Emergency Department who do not require emergency care.
- To ensure that these patients are getting the right level of care, as quickly and conveniently as possible, and in the most appropriate setting OneCity Health and NYC Health + Hospitals launched ExpressCare
- An Urgent Care Center model that allows lower acuity patients as well as patients transported by 911 ambulance providers to access the appropriate level outside the ED.



Project Background, cont.

- As an extension of the hospital's ambulatory care practice, but managed by the Emergency Department (ED)
- ExpressCare will help NYC Health + Hospitals to meet the New York State Delivery System Reform Incentive Payment (DSRIP) goal of reducing avoidable hospital use by 25 percent.



Construction Contract

- Sourced via public bid
- Turner Construction Company was the lowest responsible bidder of 17 Bids submitted
- MWBE 42.11% subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %
COMMODORE CONSTRUCTION	WBE	Services	1.46%
CURTIS PARTITION	MBE	Services	12.26%
CARDOZA PLUMBING	MBE	Services	4.34%
UNIQUE DUCT WORK	MBE	Services	24.05%

- Contract amount is \$5,095,551
- MWBE amount is \$2,145,955
- Projected completion in 2021
- Evaluation: Excellent (based on three evaluations, rated excellent, good and excellent, submitted to MOCs by DDC.



Project Budget

Harlem ExpressCare	
Design, Testing, Filing	\$571,735
Construction Management	\$414,107
Construction	\$5,095,551
IT, Equipment, FF&E	\$896,180
Project Contingency (28%)	\$2,659,176
TOTAL	\$9,636,749



Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Turner Construction (the “Contractor”) for an amount not to exceed \$5,095,551 for construction services necessary for the Emergency Department Reconfiguration (a.k.a. the buildout of the new “ExpressCare”) at NYC Health + Hospitals / Harlem Hospital Center (the “Facility”) with other contracts associated with this project totaling \$1,882,022 including architectural/engineering services and a 28% project contingency of \$2,659,176 for unexpected changes in scope yielding a total authorized expenditure of \$9,636,750.
- Total project budget is \$9,636,750, including \$5,095,551 for the subject contract, \$2,659,176 in project contingency, with the balance to be spent on other contracts associated with the project.



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

From: Keith Tallbe Tallbe, Keith
Senior Counsel Digitally signed by Tallbe, Keith
Office of Legal Affairs Date: 2020.09.09 11:28:29 -04'00'

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

Vendor: Turner Construction Company

Date: September 9, 2020

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

Vendor Responsibility

Approved

EEO

Pending

MWBE

42.11% 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.