

**CAPITAL COMMITTEE
MEETING AGENDA**

October 8, 2020

11:00 AM

Virtual Meeting

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – September 10, 2020** **Feniosky Peña-Mora**
- **SENIOR VICE PRESIDENT’S REPORT** **Christine Flaherty**

ACTION ITEMS

- **Resolution** **Gregory Calliste / Christine Flaherty**
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a 99 year sublease (including tenant renewal options) with Comunilife, Inc. or an affiliate formed for the transaction (the “Tenant”), of approximately 13,000 square feet within the parking lot of NYC Health + Hospitals/Woodhull Medical and Mental Health Center (the “Facility”) to be used for the development of an eight story multifamily residential building with 93 apartments divided between studio and one-bedroom units for households earning less than 60% Area Median Income (AMI) including 56 supportive housing units for behavioral health patients who are housing insecure who are appropriate for independent living; 21 units for seniors; 15 units for low income individuals and one superintendent’s unit at no charge other than an annual lease servicing fee of \$12,000 per annum with potential for rent after the 15th year as described in the Executive Summary provided the Tenant shall give priority to referrals of NYC Health and Hospitals patients who meet all eligibility standards for designated supportive units.

Vendex: Pending.
EEO: NA

- **Resolution** **Christine Flaherty**
Further amending the resolution adopted by the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) Board of Directors in March 2016 that had authorized contracts with Arcadis U.S. Inc. (“Arcadis”) and with WSP, Inc. (“WSP”) originally in the amount of \$16,000,000 for both contractors, which was increased by \$450,000 pursuant to an amendment adopted in September 2019, to now be further amended to carry forward \$6,110.60 that remains unspent from the previous authorizations and again increase the funding by an amount not to exceed \$1,200,000 thereby giving NYC Health + Hospitals \$1,206,110.60 for such contracts, a total of \$17,650,000.

Vendex: Approved for WSP. Pending for Arcadis.
EEO: Approved for WSP. Pending for Arcadis.

OLD BUSINESS
NEW BUSINESS
ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

September 10, 2020

Capital Committee – September 10, 2020

As reported by Feniosky Peña-Mora

Committee Members Present: José Pagán, Feniosky Peña-Mora, Freda Wang, Sally Piñero-Hernandez, and Mitchell Katz.

Mr. Peña-Mora called the meeting to order at 9:05 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on June 11, 2020 were approved.

Senior Vice President's Report

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

Mrs. Flaherty provided an overview of the meeting agenda and thanked members of her bidding team, design and construction team, and real estate and legal teams for their continued focus despite the ongoing pandemic.

She explained that resiliency efforts were ongoing at the facilities and the Directors of Engineering and Trade staff at the sites had been working diligently to adapt where necessary to keep patients and staff safe; including enhancing air exchange rates, adding HEPA filtration where possible, increasing dialysis capacity, and increasing oxygen accessibility in specific areas. She noted that operations teams and facility leaders were providing much needed support and the system continued to be at the ready to deploy for unknown needs.

Mrs. Flaherty explained that FEMA work and CARES projects would further prepare facilities for a potential increase and the COVID Centers of Excellence, under the leadership of Gotham's Michelle Lewis and Starlene Scott were nearing completion.

Mrs. Flaherty commented on the importance of affordable housing, particularly for vulnerable homeless patients and noted that Leora Jontef, Assistant Vice President of Housing and Real Estate was working with her team on potential supportive housing projects within the system, partnering with the Housing and Preservation Department (HPD).

Mrs. Flaherty informed Committee members that with the help of Supply Chain, outreach with Minority and Women's Business Enterprises (MWBE) had increased and the system was receiving more proposals from MWBE firms than they had in recent years, as well as increased subcontractor utilization plans from firms that were not MWBE. She explained that under the leadership of Heather McCreary of Supply Chain, two MWBE closed pool solicitations had been completed.

In closing, Mrs. Flaherty advised that a solicitation for Construction Management services had been completed and contracts for award would be presented at the November capital committee meeting, after a slight delay in completing the evaluation process, as a result of the COVID emergency.

After much acknowledgement and appreciation from members of the Committee for her leadership, and the hard work and dedication of her team, Mrs. Flaherty ended her remarks.

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

Mrs. Flaherty read the 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.

Mrs. Flaherty, joined by Lisa Scott-McKenzie, Deputy Executive Director, Health + Hospitals / Woodhull, explained that the exterior façade of the facility was constructed in the late 1970s and required extensive work. A number of areas had been deemed structurally unsafe and sidewalk shed had been installed around much of the site. The contract, with MBE firm BA Global, was awarded as a result of public bid, and the work was expected to be complete in 2022.

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

Mrs. Flaherty read the 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.

Mrs. Flaherty explained that the project associated with the subject construction contract was to bring the facility into compliance with National Fire Protection Agency codes, requiring a separation of the three branches of emergency power; electric, critical life safety and equipment. It would involve patient room outlets, exit signs, emergency lighting, and medical equipment. Life saving functions of the hospital. In order to bring the facility into compliance a substantial amount of electrical work would be required. The contract was awarded to Jemco Electrical as the result of a public bid. Jemco has a long history with the system, both as a Job Order Contract holder and awardee of hard bids. Jemco has evaluations of excellent and good on file within the Mayor’s Office of Contracts (MOCs) and the system had been happy with services provided to date. Jemco had submitted a 30% MWBE utilization plan.

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

Mrs. Flaherty read the 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”).

Mrs. Flaherty was joined by Cyril Toussaint, Director, Office of Facilities Development. Mrs. Flaherty explained that Health + Hospitals / Lincoln currently had four 50,000 gallon Number 2 fuel-oil underground storage tanks and two 10,000 gallon diesel underground storage tanks that were passed their useful lives and required substantial replacements. The project was tied into other energy related projects at the facility. There are currently Department of Environmental Protection (DEP) violations associated with the equipment and completion of this project would address those. The project would reduce the number of tanks and the volume on the campus and improve existing conditions. The project would include the decommissioning of the existing equipment and the installation of new equipment. Ms. Flaherty outlined that the contract being presented was with the New York Power Authority (NYPA), who the system has a successful relationship with, but due diligence was performed on the vendor that had been awarded the construction contract by NYPA. That vendor, Dynamic US, submitted an MWBE sub contractor utilization plan of 33.6% and evaluations of good and excellent within the MOCs system.

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

Mrs. Flaherty read the 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.

Mrs. Flaherty noted that the resolution presented included a square footage amount of 5,700 square feet of space but that number was in fact 6,900 square feet. She explained that the Grace Foundation was a 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 development and language and social skills as well as social interaction. A highly complex disorder that requires individual guidance and support. The serve over 300 individuals, from 3-4 years of age to 30-year-old adults. With regards to the space they occupy, the Grace foundation maintains the building, although the facility provides electricity and gas, the investment that the Grace Foundation has made in the building and the surrounding area is of much higher value than the cost of utilities. The program is funded by local elected officials and community organizations and they frequently collaborate with community partners. The Grace Foundation has committed to taking referrals from NYC Health + Hospitals. The nearest facility would be the Vanderbilt Clinic on Staten Island.

After discussion and upon motion duly passed and seconded the amended resolution reflecting the revised square footage of 6,900 was approved for consideration by the Board of Directors.

Mr. Peña-Mora recused himself from the remainder of the meeting due to possible conflict.

Mrs. Flaherty recused herself from the following action item due to possible conflict.

Oscar Gonzalez, Assistant Vice President, read the 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.

Mr. Gonzalez provided an overview of the types of services to be provided by the contracts and outlined the procurement of the contracts, explaining that H+H requires professional architectural, engineering, design and construction related services through the system that are related to the exterior envelope of the buildings. The services include façade projects, roofing and roofing related work. Current contracts for similar services are set to expire December 2020. The Department of Buildings (DOB) has asked H+H to develop a systematic plan to address the historical Local Law 11 violations and to schedule filing for cycles 7 and 8 (required inspections). These contracts will be used for such work, including; updating building addresses, dismissing aged violations, and addressing current violations. The criteria for the RFP included an MWBE utilization plan, minimum five years of services to healthcare facilities and licensed professionals (holding New York State licenses). Selection criteria was comprised of 25% for approach and methodology, 25% appropriateness and qualifications of experience, 15% for MWBE utilization plan, and 10% based on cost. The committee involved two representatives from the Office of Facilities Development, representatives from Jacobi, Kings, and Metropolitan hospitals, and a representative from Enterprise Information Technology Services (EITS). Two of the twelve firms that were short-listed for presentation were MWBEs and one of the final selected vendors is a WBE.

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

Mrs. Flaherty rejoined the meeting and read the 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.

Mrs. Flaherty was joined by Ebone Carrington, Executive Director, NYC Health + Hospitals / Harlem.

Mrs. Carrington explained that subject project was part of the Delivery System Reform Incentive Payment (DSRIP) Program and will be directly adjacent to the current Emergency Department. The Emergency Department sees approximately 25,000 people, including 10,000 children and this new site will allow for a safe space to receive those services while allowing providers to focus on high acuity patients. It is expected to allow for the separation of patients who are very, very ill from those that have less critical issues, which will benefit the patients and the providers.

Mrs. Flaherty outlined the contract, highlighting the procurement and the selected vendor. She advised that 17 bidders attended bid openings and the lowest bidder, Turner Construction, was selected. Turner had an MWBE plan of 42% and evaluations of good and excellent within the MOCs system, as well as history of satisfactory service within the H+H system. She noted that the project was anticipated for completion in 2021.

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 10:30 a.m.

SUBLEASE AGREEMENT

COMUNILIFE, INC.

NYC HEALTH + HOSPITALS / WOODHULL

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a 99 year sublease (including tenant renewal options) with Comunilife, Inc. or an affiliate formed for the transaction (the “Tenant”), of approximately 13,000 square feet within the parking lot of NYC Health + Hospitals/Woodhull Medical and Mental Health Center (the “Facility”) to be used for the development of an eight story multifamily residential building with 93 apartments divided between studio and one-bedroom units for households earning less than 60% Area Median Income (AMI) including 56 supportive housing units for behavioral health patients who are housing insecure who are appropriate for independent living; 21 units for seniors; 15 units for low income individuals and one superintendent’s unit at no charge other than an annual lease servicing fee of \$12,000 per annum with potential for rent after the 15th year as described in the Executive Summary provided the Tenant shall give priority to referrals of NYC Health and Hospitals patients who meet all eligibility standards for designated supportive units.

WHEREAS, pursuant to a New York City Department of Housing Preservation and Development (HPD) Supportive Housing Request-for-Qualifications and designation the Tenant is deemed qualified to develop supportive housing; and

WHEREAS, pursuant to a New York City Human Resources Administration Congregate Supportive Housing Request-for-Proposals, the Tenant shall provide on-site supportive services for adults living with mental illness; and

WHEREAS, Tenant has identified H+H patients as a priority population for this type of program; and

WHEREAS, the Tenant is a leader in the provision of supportive housing, community-based and multicultural mental health services, and rehabilitation social services; and

WHEREAS, Tenant recently developed a similar multifamily residential building on the Facility campus under a sublease authorized by the System’s Board of Directors that has been successful in housing Facility and H+H patients who are suitable to live independently

WHEREAS, the System and the Tenant shall, consistent with New York City supportive housing regulatory restrictions, establish protocols allowing for the referral to the Tenant of the System’s patients who qualify for the Tenant’s programs; and

WHEREAS, a Public Hearing was held on July 20, 2020, in accordance with the requirements of the System’s Enabling Act; and

Page Two – Resolution
Comunilife, Inc. Sublease

WHEREAS, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor.

NOW, THEREFORE, BE IT RESOLVED, that New York City Health and Hospitals Corporation (the “System”) be and he hereby is authorized to execute a 99 year sublease with Comunilife, Inc. or an affiliate formed for the transaction (the “Tenant”), of approximately 13,000 square feet within the parking lot of NYC Health + Hospitals/Woodhull Medical and Mental Health Center (the “Facility”) to be used for the development of an eight story multifamily residential building with 93 apartments divided between studio and one-bedroom units allocated for households earning less than 60% Area Median Income (AMI) including 56 supportive housing units for housing insecure behavioral health patients who are appropriate for independent living ; 21 units for seniors; 15 units for low income individuals and one superintendent’s unit at no charge other than an annual lease servicing fee of \$12,000 per annum with potential for payment after the 15th year as described in the Executive Summary provided the Tenant shall give priority to referrals of NYC Health and Hospitals patients who meet all eligibility standards for the supportive units.

EXECUTIVE SUMMARY

SUBLEASE AGREEMENT WOODHULL MEDICAL AND MENTAL HEALTH CENTER COMUNILIFE, INC.

OVERVIEW:

Comunilife is a leader in the provision of multicultural community-based mental health services, rehabilitation social services, and housing. Comunilife has been recognized for developing local best practices which incorporate the cultural values of immigrant patients receiving health and mental health services. Comunilife recently completed the development of a similar building at the Facility which has been successful in providing housing for low income New Yorkers and especially those living with persistent behavioral health issues. Comunilife has worked with the Facility and other System facilities to prioritize referrals from the System of patients who could be live independently if a suitable housing is available.

The System seeks authorization from the Board of Directors to execute a sublease with Comunilife approximately 13,000 square feet of land now being used as part of the Facility's parking lot for the development of an eight-story multifamily residential building containing 93 apartments divided between studio and one-bedroom units allocated for households earning less than 60% Area Median Income ("AMI") including 56 supportive housing units for housing insecure behavioral health patients who are appropriate for independent living; 21 units for seniors; and 15 units for low income individuals. It is anticipated that future residents will be referred to the project by Woodhull and H+H.

NEED:

The System has a significant number of homeless and behavioral health patients who could benefit from housing but for the scarcity of appropriate supportive housing to which they may live. The System will benefit by freeing acute care beds for patients in greater need for such services.

TERMS:

Comunilife shall have the use and occupancy of an approximately 13,000-square-foot parcel of land on Woodhull's campus. The new building will be adjacent to Comunilife's newly constructed six-story building containing a similar mix of low-income adults including adults living with mental illness.

The System shall establish protocols, consistent with New York City funding and regulatory restrictions, for the referral to Comunilife of patients from System facilities, including especially Woodhull, and for Comunilife's acceptance of such patients who qualify who are appropriate for independent living in the community and Comunilife's residential programs.

In view of the public benefit of the program and the particular benefit to the System's patients the occupancy fee shall be waived. The Tenant shall, however pay an annual servicing fee of \$12,000. The Tenant shall be responsible for the cost of all utilities.

Page Two – Executive Summary
Comunilife, Inc. Sublease

At the 15th anniversary of the Sublease, any excess cash flow is to be split 1/3 to Comunilife, 1/3 to project reserves, and 1/3 to the System.

FINANCES:

Comunilife shall be responsible for all costs associated with the construction of the building and the development and operation of the housing program including the supportive housing services. The estimated finances of the project can be summarized as follows:

- \$39MM total development cost
- \$27MM funded by NYC Low Income Housing Tax Credits and NYC Department of Housing Preservation and Development City Capital subsidy loan
- \$7.5MM amortizing bank loan and \$1.6MM developer contribution

MWBE:

Under the System's rules, real estate transactions are exempt from MWBE requirements. Comunilife operates supportive housing programs through a variety of public and private sources. The majority of construction financing for this location will be provided by the New York City Department of Housing Preservation and Development (HPD). HPD requires developers/ borrowers to spend at least a quarter of HPD supported costs on certified MWBEs. Thus, the construction is regulated by HPD. Comunilife has presented to the public their community hiring plan for the development of the building.

**Woodhull II:
Ground Lease for Housing
H+H/Woodhull Campus**

**Capital Committee
October 8, 2020**

**Christine Flaherty, Sr. Vice President – Office of Facilities Development
Greg Calliste, CEO, H+H/Woodhull Hospital**

Housing is Health at H+H



H+H is a mission driven safety net care provider seeking impactful solutions for our patients.



Evidence is clear that unmet social needs affect health more than clinical care delivery.



Homelessness is linked to acute health problems and exacerbates many serious health conditions.



Homeless patients are high utilizers yet are less likely to access primary care.



H+H is focused on creating housing opportunities for its unstably housed patients to improve their health outcomes and better utilize public resources.

H+H Housing History

2007: H+H signed first ground lease for housing at Kings County Hospital via an EDC RFP.

2013-Present: H+H and HPD partner to designate sites for the development of supportive housing using the qualified developer list from the Supportive Housing RFQ.

Ten buildings financed across five campuses.

- Eight buildings are occupied and two near completion
- Estimate 40% residents are H+H patients
- 457 units are supportive housing

FACILITY	BORO	Project Name	Developer	Housing Type	units	Lease Start date
Sea View	SI		Arker/Metropolitan Council on Jewish Poverty	senior	103	Oct 2007
Kings County	BK	CAMBA I	CAMBA	supportive	207	June 2011
Kings County	BK	CAMBA II	CAMBA	supportive	292	June 2014
Kings County	BK		SKA Marin	senior	173	Sept 2007
Metropolitan	MN	Draper I	SKA Marin	senior	203	Dec 2014
Metropolitan	MN	Metro E. 99th	SKA Marin	Low /disabled	176	June 2012
Metropolitan	MN	The Gilbert	SKA Marin (in construction)	Mixed income	153	April 2017
Woodhull	BK		Comunilife	supportive	89	May 2017
Queens	QNS	T building	Dunn Development (in construction)	supportive	206	June 2019
TOTAL					1,602	

Comunilife: Developer and Service Provider

- Established in 1989
- Comunilife is a community-based non-profit supportive housing developer and service provider led by Dr. Rosa Gil
- Serves 3,000 low-income and vulnerable New Yorkers annually with culturally sensitive supportive services and affordable housing
- Owner and manager of 2,152 units of affordable housing in 11 buildings in Bronx and Brooklyn
- 2016: Designated by HPD and H+H for Woodhull I Completed in 2019
- 2019: Designated by HPD and H+H for Woodhull II through HPD's RFQ

Comunilife's mission is to provide vulnerable communities with housing and culturally sensitive and supportive services. We believe that no one should be without the housing and supports they need to lead a healthy, meaningful life.



Integrated Supportive Housing at Woodhull

**Comunilife completed Woodhull I at
179 Throop Avenue in 2019**

- Total 89 affordable & supportive housing units
- 54 units for chronically homeless individuals with serious mental illness
- Comunilife led interagency coordination for rent-up of homeless patients
- Currently, continuity of care with staff from the Woodhull Dept of Psychiatry and with MetroPlus Housing Task Force
- A recent study by MetroPlus found reduction in behavioral health & medical admissions for their 29 patients in 1st year of occupancy



Woodhull II: Development Timeline

August 2019: H+H and HPD designate Comunilife to develop supportive housing through HPD RFQ

Fall 2019: Comunilife engages with Woodhull Leadership, CAB and local elected officials

January 2020: Comunilife receives HRA approval for social service subsidy

March 2020 - Present: NYC DOB review initiated and continues

July 20, 2020: H+H Public Hearing for proposed lease

- CM Robert Cornegy; CM Antonio Reynoso; Julissa Herrera, Woodhull CAB Chair support the project because of its focus on health and housing for H+H patients and the community

- Sinade Wadsworth, NYC District Council of Carpenters concerned about standard wage and healthcare for workers

September 1, 2020: Financing Application submitted to HPD

October – November 2020: H+H Capital and Board Reviews Ground Lease

January 2021: Anticipated HPD Tax Credit award

Fiscal Year 2021: Construction loan closing and ground lease execution

2023: Estimated completion

Woodhull II : 760 Broadway

Development Plan

8 story building; 92 residential units (+1 super's unit)

12,950 SF lot at Woodhull Campus

- 71 studios; 21 one-bedrooms
- Amenities include 24 hour security, laundry, community room, computer room, bike room
- Preservation of 51 parking spots for Hospital use
- Landscape along Throop Ave and plaza rear yard
- Buildings will connect on 1st floor to share commercial kitchen



Affordability 92 Residential Units

Supportive Units: 56 studios

- Household income limit \$47,760 (60% AMI)
- Rent is \$1390
- HPD Project Based 15/15 annual rental contract valued at ~\$800,000 supports these rental payments

Senior Units (age 62+): 21 one-bedrooms

- Household income limit \$23,880-\$27,300 (30% AMI)
- Eight units with Federal Project Based Vouchers (\$1631) and 13 units at \$492 rent
- Marketed through Housing Connect

Low Income Community Units: 15 studios

- Household income limit \$47,760 (60% AMI)
- Rent is \$900
- Marketed through Housing Connect

Woodhull II : 760 Broadway

Design and Sustainability Standards

- Project meets HPD's Supportive Housing Program Design Standards which prescribes unit size, community space, social service office space and other amenities.
- Project meets Enterprise Green Communities - the green housing standard for affordable housing. This includes:
 - All fixtures are WaterSense certified; Lighting is high efficiency LED
 - Low / No VOC Paints, Coatings and Primers and Low / No VOC Adhesives and Sealants
 - Buildings are smoke free
 - Certified ENERGY STAR Multifamily New Construction and provide projected operating energy use intensity and projected operating building emissions intensity
 - Appliances are ENERGY STAR
 - Photovoltaic (PV) panels on the mechanical roof
 - Native or adapted planting species with efficient irrigation

Woodhull II : 760 Broadway

COVID-19 Design Modifications

- Hand wash stations at the lobby area and critical common areas
- Easy to clean surfaces in community rooms and apartments
- Lobby area and corridors are wide enough and have directional circulation.
- Informative signage for tenants
- Enhancements to the air handling systems are being considered during the bidding process

MWBE Requirements and Local Hiring

- HPD requires developers/borrowers to spend at least 25% of HPD supported costs on certified M/WBEs
- Comunilife joined the St. Nick's Business Council and will coordinate with St. Nick's Alliance to train and assist community residents with placement in the construction related jobs
- Comunilife will continue to participate in the local job fairs for recruitment of agency staff

Woodhull II: Financing and Ground Lease

Capital Financing

- \$37M total development cost
- \$27.5M funded by NYC Low Income Housing Tax Credits and HPD City Capital subsidy loan
- \$7.5M amortizing bank loan and \$1.7M developer contribution
- Development budget includes costs to cover the preservation of H+H parking as well H+H administrative costs
- Project governed by 60 year HPD regulatory agreement

Social Service Funding

- \$997,500 annual NYC HRA contract to provide robust on-site case management and services

H+H Ground Lease

- 99 Year Term
- H+H annual lease servicing fee of \$12,000
- After Year 15, excess cash flow allow for potential limited payments to H+H

Capital Committee Approval

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a 99 year sublease (including tenant renewal options) with Comunilife, Inc. or an affiliate formed for the transaction (the “Tenant”), of approximately 13,000 square feet within the parking lot of NYC Health + Hospitals/Woodhull Medical and Mental Health Center (the “Facility”) to be used for the development of an eight story multifamily residential building with 93 apartments divided between studio and one-bedroom units for households earning less than 60% Area Median Income (AMI) including 56 supportive housing units for behavioral health patients who are housing insecure who are appropriate for independent living; 21 units for seniors; 15 units for low income individuals and one superintendent’s unit at no charge other than an annual lease servicing fee of \$12,000 per annum with potential for payments after the 15th year as described in the Executive Summary provided the Tenant shall give priority to referrals of NYC Health and Hospitals patients who meet all eligibility standards for designated supportive units.

NEW YORK CITY HEALTH AND HOSPITALS CORPORATION

A public hearing for proposed lease by the NYC Health + Hospitals to Comunilife inc. for a parcel of land on the grounds of NYC Health + Hospitals |Woodhull was held via teleconference/videoconference on the 20th day of July, 2020, at 6 P.M., pursuant to a notice which was sent to all of the Directors of New York City Health and Hospitals Corporation and which was provided to the public by the Secretary. The following Board members were present in-person and/or via teleconference/videoconference:

Mr. José Pagán, Chairman of the Board of Directors
Dr. Mitchell Katz, President, NYC Health + Hospitals
Mr. Feniosky Peña-Mora, Chair of Capital Committee
Ms. Helen Arteaga Landaverde, City Council designee for the borough of the Queens and Chair of the EDI and Audit Committees
Mr. Robert Nolan, City Council designee for the borough of the Bronx and Chair of the CRC Committee
Ms. Sally Hernandez-Piñero, Board Member - MetroPlus Chair (Subsidiary)
Ms. Freda Wang, Chair of Finance
Ms. Barbara Lowe, City Council designee for the borough of the Manhattan

CHAIR'S REMARKS

Mr. Peña-Mora, Chair of the Capital Committee, called the meeting to order at 6:00 p.m. Mr. Peña-Mora, chaired the meeting and Ms. Colicia Hercules, Corporate Secretary, kept the minutes thereof.

Mr. Peña-Mora advised all attendees that a Spanish interpreter was available upon request and the registration to address the panel/speak would end promptly at 6:30 p.m.

Following the introduction of the members in attendance, Mr. Peña-Mora stated that the public hearing was to present the proposed lease by the New York City Health and Hospitals to a respectable organization, Comunilife Inc, of a 12,950 square foot parcel of land on the grounds of NYC H+H/Woodhull campus. The Developer is seeking to develop a 93-unit, eight story building with 64,790 square of affordable and supportive housing. This housing will serve adults with mental illness who have been determined suitable to reside independently and low-income seniors and adults who meet the income restriction of the federal law income housing tax credit program.

Mr. Peña-Mora noted that the public hearing must occur before receiving the approval from the Health + Hospitals Capital Committee, Board of Directors, Office of the Mayor and the City Council which will allow the President to enter into a long-term sublease with Comunilife.

Mr. Peña-Mora acknowledged and thanked the participation of

Assemblywoman Maritza Davila; NYC City Council Member Antonio Reynoso; Evelyn Cruz, Community Coordinator, representing Congresswoman Nydia Velazquez; Ramon Pebenito, District Policy and Organizing Director, representing Senator Julia Salazar; Twila Evanson - Constituent Service Coordinator - presenting on behalf of Councilmember Robert Cornegy, Jr.

Comunilife Presentation

Dr. Rosa Gil - Founder, President and CEO of Comunilife thanked all Board members/attendees and introduced the members of her team also attending this hearing: Michael O'Donnell, Executive Vice President and COO, Dr. Beverly Raudales, Senior Vice-President for the program, and Lucille McEwen, Vice President for Real Estate and Asset Management.

Dr. Rosa Gil, proceeded with an introduction of Comunilife, the work they do, its history and their long-standing relationship with Woodhull Hospital and their patients. Dr. Gil also highlighted the work with Woodhull Phase One that opened the building in April 2019.

Comunilife started in 1989 with the mission to provide vulnerable communities with housing and culturally sensitive support services. Since then, Comunilife has expanded and now own and manage over 2,000 units of affordable and support housing serving more than 3,000 low income new Yorkers every year. Their quality of service is reflected in the low percentage, 2%, of patients who have had emergency visits and in-patient hospital admissions. Back in April 2019, during the opening of Phase One, Dr. Katz highlighted the importance of housing in the improvement of patients' health, following this ideology, Dr. Gil stated that the existing patients living at Woodhull Residence have shown health improvements. Specifically, Dr. Gil stated that 35 of the 54 patients living with mental illness were referred by Woodhull hospital and 29 were referred by MetroPlus. Overall, a study conducted by MetroPlus shows significant increase and better health outcomes for Woodhull residents.

Such positive impact is reflected on a statement by a patient and current tenant, Nina Jimenez, who Dr. Gil proceeded to quote "Right before Comunilife, I was living in subhuman conditions. I was smoking a lot. I was very depressed. I was suicidal. When I found out I got this apartment here, I just felt like I hit the jackpot. Comunilife has impacted my life in an extremely positive way. The way that may differ from before I came here is I have much to live for."

Dr. Gil provided a description of the existing building, which is a 6-story support house building with a cellar level. The building is comprised of 89 studio apartments with its own kitchen and bathroom, 35 for low-income individuals, and 54 for people with mental illness referred by Woodhull or MetroPlus.

Dr. Rosa Gil introduced Ms. Lucille McEwen, the Vice President for Real State and Asset Management who proceeded to present the proposal for Comunilife Woodhull- Phase 2. New York City Health and Hospitals Corporation, Medical Center and New York City HPD are the three primary city entities that are supporting the development of a second supportive housing residence on the Woodhull campus. Comunilife will serve as the project developer and sponsor, as well as the on-site social service provider. Comunilife will work with Woodhull Hospital to obtain referrals for behavioral health patients and coordinate occupancy along with NYC Department of Social Services.

Ms. McEwen described the physical grounds and the future state of the building. The proposed development will be linked to the existing structure from Phase One. Among the amenities, it will have a community room, commercial kitchen (adjacent to the first building), landscaped areas, 24-hour doorman, an on-site laundry, a computer room, six studios, one-bedroom apartments and administrative offices on the 1st floor with a total of 8 stories, and a mix of 93 affordable and supportive apartments. 21 of these units will be designated for low-income seniors.

Comunilife will conduct job-placement efforts with the collaboration of St. Nick's Business Council and other local vendors. The existing staffing demographics is composed of local residents from the Community, residents of the borough of Brooklyn among other areas.

Comunilife anticipates the completion of NYC approval process & construction financing in 2021, and that construction will be completed in 2023. Ms. McEwen provided a description of their existing building portfolio and properties.

Moderator

Mr. Peña-Mora proceeded to introduce Ms. Andrea Cohen, Senior Vice President and General Counsel, Moderator. Ms. Cohen restated the purpose of the hearing and proposal for Comunilife Woodhull- Phase 2. Ms. Cohen advised all speakers of the logistics of the hearing, that this hearing was not a question/answer forum but rather a forum where members of the Board of Directors would listen to their comments and concerns for 5 minutes. Ms. Cohen, reminded the attendees that Spanish interpreters were available upon request and registration would be open until 6:30p.m.

Ms. Cohen proceeded to call on the registered speakers

Speakers

Ms. Twila Evanson, representing Council Member Robert Cornegy Jr- expressed Councilman Cornegy could not attend but provides his full support

of Comunilife and the proposed Woodhull Residence Phase Two development as does she. Ms. Twila Evanson, expressed the significance of this project to Councilman Cornegy as the Chair of Housing and Buildings for NYC Council and to her as a driver of senior initiatives in the district.

Council Member Reynoso stated his full support of this project as a council member and as a member of the 34th District that is a recipient of the services of Woodhull hospital.

Ms. Julissa Herrera, CAB Chair from Woodhull expressed the CAB's support of the Woodhull project phase two and Comunilife's significant role in support of healthcare, housing, social services and employment in their community.

Ms. Sinade Wadsworth, Area Standards Representative from the New York City District Council of Carpenters. Ms. Sinade Wadsworth stated that she made several attempts to contact Comunilife with no success. Ms. Wadsworth further admonish the Council Members present at the hearing to hold NYC Health + Hospitals accountable. She further, stated that "public land should come with public responsibility, and the previous general contractors used for the first Woodhull Residence did not meet the area standard wages, nor did they give their workers' healthcare. Ms. Wadsworth ended her remarks by stating that, best practices in healthcare should be held to a higher standard.

There being no other registered speaker Ms. Cohen thanked the presenters and the public hearing concluded at 6:52 P.M.



Colicia Hercules
Corporate Secretary

CONTRACT AMENDMENT

DESIGN SERVICES

**ARCADIS US, INC.
WSP, INC.**

MULTIPLE FACILITIES

RESOLUTION

Further amending the resolution adopted by the New York City Health and Hospitals Corporation ("**NYC Health + Hospitals**") Board of Directors in March 2016 that had authorized contracts with Arcadis U.S. Inc. ("**Arcadis**") and with WSP, Inc. ("**WSP**") originally in the amount of \$16,000,000 for both contractors, which was increased by \$450,000 pursuant to an amendment adopted in September 2019, to now be further amended to carry forward \$6,110.60 that remains unspent from the previous authorizations and again increase the funding by an amount not to exceed \$1,200,000 thereby giving NYC Health + Hospitals \$1,206,110.60 for such contracts, a total of \$17,650,000.

WHEREAS, NYC Health + Hospitals/Bellevue NYC Health + Hospitals/Coler, NYC Health + Hospitals/Metropolitan and NYC Health + Hospitals/Coney Island were all damaged by Hurricane Sandy; and

WHEREAS, in February 2013, NYC Health + Hospitals issued a Request for Proposals (the "**RFP**") to secure the services of architects and engineers to help plan the necessary repair, restoration and hazard mitigation work; and

WHEREAS, Arcadis and WSP (the "**A&E Firms**") were awarded contracts pursuant to the RFP which were to expire September 30, 2015; and

WHEREAS, in March 2015, the Board of Directors approved contract extensions with the A&E Firms for an amount not to exceed \$5 Million and for a term of one year to expire September 30, 2016; and

WHEREAS, in July 28, 2016, the Board of Directors approved a twelve-month extension of the A&E Firms' contracts without adding any additional funds but adding additional time for NYC Health + Hospitals to spend the \$2,366,826.50 then remaining unspent of the previously authorized \$5 Million; and

WHEREAS, in September 2019, the Board authorized a \$450,000 increase to the contracts, to be added to what was then \$1,727,702.94 from the originally authorized \$5 Million; and

WHEREAS, work remains to be done to develop the strategy to repair, restore and mitigate flood hazards at the damaged facilities and to present the same to the Federal Emergency Management Agency ("**FEMA**"); and

WHEREAS, the A&E Firms have prepared plans for the repair and mitigation projects and NYC Health + Hospitals wishes to allow them to continue such work with the additional spending authority requested; and

WHEREAS, the Senior Vice President for Facilities Development and Capital Projects shall be responsible for the administration of the subject contracts.

NOW THEREFORE, be it

RESOLVED that the resolution adopted by the New York City Health and Hospitals Corporation ("**NYC Health + Hospitals**") Board of Directors in March 2016, that had authorized contracts with Arcadis U.S. Inc. ("**Arcadis**") and with WSP, Inc. ("**WSP**") originally in the amount of \$16,000,000 for both contractors, which was increased by \$450,000 pursuant to an amendment adopted in September 2019, to now be further amended to carry forward \$6,110.60 that remains unspent from the previous authorizations and again increase the funding by an amount not to exceed \$1,200,000 thereby giving NYC Health + Hospitals \$1,206,110.60 for such contracts, a total of \$17,650,000.

EXECUTIVE SUMMARY

CONTRACT EXTENSIONS ARCADIS U.S., INC. AND WSP, INC.

BACKGROUND: After Hurricane Sandy damaged NYC Health + Hospitals/Bellevue NYC Health + Hospitals/Coler, NYC Health + Hospitals/Metropolitan and NYC Health + Hospitals/Coney Island, FEMA awarded NYC Health + Hospitals \$1.72 Billion to repair the damaged facilities and to harden NYC Health + Hospitals against future storms. To help plan and design the repair and mitigation work, contracts were awarded to the A&E Firms after an RFP issued in 2013. The \$16 Million authorized for such contracts was spent and in 2015 the Board authorized \$5 Million for one-year contract extensions to continue the work. In 2016, realizing that the one-year extensions were too short, the Board authorized an additional year but no additional money. Then, in 2019 the Board again authorized an extension of the term of the contracts and added \$450,000 to the authorized limit of the contracts to be added to the \$1,727,702.94 remaining unspent thereby providing \$2,177,702.94 available. Of those funds, currently \$6,110.60 remains unspent. The current Resolution proposes to carry forward \$6,110.60 that remains unspent from the previous authorizations and again increase the funding by an amount not to exceed \$1,200,000 thereby giving NYC Health + Hospitals \$1,206,110.60 for such contracts, a total of \$17,650,000.

NEED: Early in the history of these agreements, most of the work performed was emergency repair work designed merely to repair the damage caused by the Storm and to enable the impacted facilities to resume providing services. That work occurred quickly and at substantial expense. The work to minimize the risk of damage from future storms is more complex, is developing more slowly and requires less time from the two contractors and so less expense but their services continue to be needed to formulate the goals and designs of future mitigation work and to help present the resulting plans to FEMA.

To date, the A&E firms have completed \$16,443,227.40 in design work. They have reviewed NYC Health + Hospitals' facilities to determine where mitigation projects should be performed. Now that such review is substantially complete, NYC Health + Hospitals has the benefit of a list of projects needing design and can budget for the work remaining for the A&E Firms to complete.

To complete the design of such projects, NYC Health + Hospitals seeks to increase the funding for the work of the A&E Firms by \$1,200,000 from \$6,110.60 remaining unspent from the \$5 Million authorized in 2015 \$1,727,702.94 to result in \$1,206,110.60 available for future work.

FACILITY	# OF PROJECTS	CONSULTANT	ESTIMATED DESIGN COSTS	TOTAL	MWBE % *
BELLEVUE	4	ARCADIS	\$ 298,775.00	\$ 514,435.00	24%
	1	WSP	\$ 215,660.00		9%
COLER	1	ARCADIS	\$ 17,850.00	\$ 210,350.00	0%
	1	WSP	\$ 192,500.00		9%
SUBTOTAL				\$ 724,785.00	
CONTINGENY (40%)				\$ 475,215.00	
TOTAL				\$ 1,200,000.00	
* calculated against the \$1,200,000 additional ask					

FUNDING: It is anticipated that a majority of the cost of the A&E services will be reimbursed by FEMA.

MWBE: An MWBE waiver was granted on the original contract but both vendors voluntarily participated to secure MWBE sub contracts.

OFD worked with both vendors on the amendment to increase MWBE participation goals. Arcadis's goal is 5-10% and WSP's is 7-9%.

VENDOR	ORIGINAL CONTRACT	%MWBE	\$450,000 (AMENDMENT #1)	%MWBE
ARCADIS	\$ 9,947,028.00	5%	\$ 99,560.00	10%
WSP	\$ 6,052,972.00	7%	\$ 344,329.00	9%
TOTAL	\$ 16,000,000.00	6%	\$ 443,889.00	9%

RESOLUTION

Amending the resolution adopted in September 29, 2017 by the Board of Directors of the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to authorizing an extension of existing agreements with Arcadis U.S., Inc. ("Arcadis") and with Parsons Brinckerhoff, Inc. ("Parsons") for a term of five years for an amount not to exceed \$1,277,702.94 for both of such contractors drawing on funds left unused from the prior contract with such amendment authorizing an increase in the not-to-exceed amount by an additional \$450,000 without further extending the term for a total amount of \$1,727,702.94.

WHEREAS, NYC Health + Hospitals/Bellevue NYC Health + Hospitals/Coler, NYC Health + Hospitals/Metropolitan and NYC Health + Hospitals/Coney Island were all damaged by Hurricane Sandy; and

WHEREAS, in February 2013 NYC Health + Hospitals issued a Request for Proposals (the "RFP") to secure the services of architects and engineers to help to plan the necessary repair, restoration and hazard mitigation work; and

WHEREAS, Arcadis and Parsons were awarded contracts pursuant to the RFP which expired September 30, 2015; and

WHEREAS, on March 26, 2015, the NYC Health + Hospitals' Board of Directors approved a contract with Parsons and Arcadis for an amount not to exceed \$5 Million and for a term of one year expiring September 30, 2016; and

WHEREAS, in July 28, 2016, the Board of Directors approved a twelve (12) month extension for the Arcadis and Parsons' contracts, for an amount not-to-exceed \$2,366,826.50 of for both such contracts drawing on funds left unused from the prior contract, of the approved \$5 Million; and

WHEREAS, on September 28, 2017 the Board of Directors authorized a five (5) year extension of the contracts, for an amount not to exceed \$1,277,702.94, the funds remaining under the prior contract; and

WHEREAS, the work remained to be done to develop the over-all strategy and priority to further the repair, restoration and hazard mitigation work at the damaged NYC Health + Hospitals' facilities and to present the same to the Federal Emergency Management Agency ("FEMA"); and

WHEREAS, most of the work the Corporation has performed to date to respond to Hurricane Sandy has been emergency repair work designed merely to repair the damage caused by the Storm and to enable the impacted facilities to resume providing services however it is also necessary to guard against the impact of future storms by hardening them where possible; and

WHEREAS, FEMA will provide additional funding to harden the damaged facilities from future storms if NYC Health + Hospitals properly proposes the hazard mitigation projects; and

WHEREAS, Arcadis and Parson has started work to prepare a preliminary plan for such hardening and NYC Health + Hospitals wishes to allow them to continue such work with the additional spending authority requested; and

Page Two – Resolution
Contract Increase

WHEREAS, the Senior Vice President for Facilities Development and Capital Projects shall be responsible for the administration of these contracts.

NOW THEREFORE, be it

RESOLVED that the resolution adopted in September 26, 2017 by the Board of Directors of the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to authorizing an extension of existing agreements with Arcadis U.S., Inc. (“Arcadis”) and with Parsons Brinckerhoff, Inc. (“Parsons”) for a term of five years months for an amount not to exceed \$1,277,702.94 for both of such contractors drawing on funds left unused from the prior contract be amended to authorize an increase in the not-to-exceed amount by an additional \$450,000 without further extending the term for a total amount of \$1,727,702.94.

EXECUTIVE SUMMARY

CONTRACT EXTENSIONS WITH ARCADIS U.S., INC. AND PARSONS BRINCKERHOFF, INC.

Most of the work the Corporation has performed to date to respond to Hurricane Sandy has been emergency repair work designed merely to repair the damage caused by the Storm and to enable the impacted facilities to resume providing services. The Corporation has performed only limited work so far to minimize the risk of damage from future storms. Good stewardship of these public assets, however, requires that the Corporation alter its facilities, where practicable, to guard against the impact of future storms. Further, FEMA will provide additional funding to harden damaged facilities from future storms if the Corporation properly proposes the hazard mitigation projects. The Corporation hired Parsons Brinkerhoff and ARCADIS (the "A & E Firms") to conduct a review of the Corporation's damaged facilities to identify alterations that might be performed at reasonable cost and that would substantially protect such facilities from the damage of future storms. The A & E Firms were also to design the alterations they proposed. Finally, the two firms were to assist HHC with claims for reimbursement for the cost of storm related repairs from FEMA and from Community Development Block Grants.

To date, the A & E firms have completed the work described below including having completed substantial parts of its review of the Corporation's facilities to determine where mitigation projects should be performed. Now that such review is substantially complete, the Corporation has the benefit of a list of projects in need of design and can budget for the design work remaining for the A & E Firms to complete also as indicated in the attached. To complete the design of such projects, the Corporation seeks to increase the funding for the work of the A & E Firms from \$1,277,702.94 for a total spend of \$1,727,702.94 – an increase of \$450,000.

It is anticipated that a majority of the cost of these A&E services will be reimbursed by FEMA.

Both Parsons Brinkerhoff and Arcadis were granted a non-MWBE waiver in 2013. To date, Parsons Brinkerhoff has sub contracted 7% of their awarded work for a value of \$419,689 and Arcadis has sub contracted 5% of their awarded work for a value of \$509,085. If granted this increase in their contract, Arcadis has committed to award 5%-10% of the increased value to MWBE firms and Parsons Brinkerhoff has committed to 5%-7% of the increased value to MWBE firms.

**Request of Additional Funding for
Hurricane Sandy “A & E”
Design Consulting Firms :
ARCADIS & WSP**

**Capital Committee
October 8, 2020**

Christine Flaherty, Sr. Vice President – Office of Facilities Development

Background & Current State

- H+H total FEMA Hurricane Sandy portfolio \$1.72B is dedicated to our major facilities (Bellevue, Coney, Coler & Metropolitan) for repairs, reconstruction and mitigation efforts.
- Facility Breakdown is as follows:

FACILITY	FEMA FUNDING APPROVALS
Bellevue	\$499,189,533
Metropolitan	\$120,021,717
Coler	\$180,750,493
Coney Island	\$922,743,641
TOTAL	\$1,722,705,384

Background & Current State

- H+H procured two Architectural and Engineering Contracts which board approved in 2013 via public Request for Proposals (RFP) competitive selection process. The two firms were procured for sole purpose of facilitating “*Designs*” for Sandy reconstruction & mitigation of FEMA projects at aforementioned H+H facilities
- Total Budget Allocation for the two contracts was \$16M
 - Parson’s Brinkerhoff (WSP)
 - ARCADIS – US
- Board approved an additional \$450,000 increase in September 2019 and \$6,106 is remaining
- There are 7 remaining mitigation projects that are in various states of completion and require additional design services
- Ongoing projects experienced impacts due to COVID19 and unforeseen conditions
- To date, we have designed and completed 12 FEMA mitigation projects relating to design work from WSP and ARCADIS
 - WSP has completed 11 projects which totaled \$35,310,438
 - Arcadis has completed 1 projects which totaled \$2,655,658
 - Arcadis has also completed EA’s and feasibility studies

COMPLETED PROJECTS

FACILITY	PROJECT	COST	DATE COMPLETED
Bellevue	A.1 Emergency Generator Mitigation	\$9,364,343	05/05/2019
Bellevue	A.4 Domestic Water Mitigation	\$3,807,481	09/19/2019
Bellevue	A.5 Medical Gas Mitigation	\$3,951,070	09/12/2018
Bellevue	A.6 Basement Steam Tunnel Rehabilitation	\$2,964,545	12/27/2018
Bellevue	A.7 Basement Piping Reinsulating	\$1,100,262	07/17/2017
Bellevue	A.8.1. Ambulatory Care Building Basement Protection	\$680,219	06/01/2018
Bellevue	A.8.2 Basement and Fire Alarm Restoration	\$2,655,658	09/05/2018
Bellevue	A.9 Basement Loading Dock Resurfacing	\$2,131,118	07/27/2017
Bellevue	A.10 Replacement of Parking Lot Lifts and Site Construction	\$3,373,818	08/10/2018
Coler	B.2 – Lighting replacement in Basement	\$3,510,438	12/12/2017
Coler	B.3 Temporary Electrical Panel Replacement	\$1,311,720	01/25/2018
Coler	B.5 Fire Pump relocation	\$3,115,424	10/22/2019

Current Projects

FACILITY	PROJECT	STATUS	CONSTRUCTION BUDGET
Bellevue	H. Bldg. Flood Barriers	Ongoing	\$2,274,954
Bellevue	Elevator Mitigation	Ongoing	\$18,307,392
Bellevue	AHU Relocation	Ongoing	\$7,979,000
Bellevue	Switchgear Relocation	Ongoing	\$7,333,328
Bellevue	Hospital Security Head End Relocation	Initiating	\$3,500,000
Coler	Interim Drainage Backflow prevention	Ongoing	\$143,914
Coler	Permanent Generator	Initiating	\$3,200,000
Total			\$42,738,588

Project Construction Schedules

CRC Request Presentation		BELLEVUE AND COLER FEMA PROJECTS CONSTRUCTION SCHEDULE				CONSTRUCTION SCHEDULE																		
Activity ID	Activity Name	Duration	Start	Finish	2018				2019				2020				2021				2022			
					1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
BELLEVUE FEMA PROJECTS																								
H-BUILDING FLOOD SLATS PROJECT																								
CONSTRUCTION DURATION - BHC H-BLDG FLOOD SLATS					1081		3-Apr-18	16-Dec-20	<div></div>															
ELEVATOR MITIGATION PROJECT																								
CONSTRUCTION DURATION - BHC ELEVATOR MITIGATION					1878		3-Apr-18	25-May-22	<div></div>															
AIR HANDLER UNITS RELOCATION PROJECT																								
CONSTRUCTION DURATION - BHC AHU RELOCATION					578		1-Feb-20	16-Aug-21	<div></div>															
SWITCHGEAR RELOCATION PROJECT																								
CONSTRUCTION DURATION - BHC SWITCHGEAR RELOCATION					564		1-Sep-20	21-Mar-21	<div></div>															
HOSPITAL SECURITY HEAD END RELOCATION PROJECT																								
CONSTRUCTION DURATION - BHC SECURITY HEAD END RELOCATION					546		1-Mar-21	30-Jun-22	<div></div>															
COLER FEMA PROJECTS																								
TEMPORARY DRAINAGE PLUGS PROJECT																								
CONSTRUCTION DURATION - CHC TEMPORARY DRAINAGE					92		1-Aug-20	31-Oct-20	<div></div>															
GENERATOR REPLACEMENT PROJECT																								
CONSTRUCTION DURATION - CHC GENERATOR REPLACEMENT						TO	BE	DETERMINED	TO BE DETERMINED															

Additional Funding Request

FACILITY	# OF PROJECTS	CONSULTANT	ESTIMATED DESIGN COSTS	TOTAL	MWBE % *
BELLEVUE	4	ARCADIS	\$ 298,775.00	\$ 514,435.00	24%
	1	WSP	\$ 215,660.00		9%
COLER	1	ARCADIS	\$ 17,850.00	\$ 210,350.00	0%
	1	WSP	\$ 192,500.00		9%
SUBTOTAL				\$ 724,785.00	
CONTINGENY (40%)				\$ 475,215.00	
TOTAL				\$ 1,200,000.00	
* calculated against the \$1,200,000 additional ask					

- The additional \$1,200,000 of funding will come from the FEMA Sandy \$1.7B award
- Contingency of 40% was established due to the complexity of projects:
 - Nature of building a standard flood wall, this flood wall is not standard
 - Proximity to and coordination with DOT
 - Storm drainage from 2nd Avenue to East River to rid excess water
 - Alexandria New Building tying into the Community Flood Wall
 - Limitations floor gate operations ownership
 - Soil conditions investigations

MWBE Utilization to Date

- MWBE wavier was granted on the original contract in 2013 but both vendors voluntarily participated to secure MWBE sub contracts and exceeded the goal.
- OFD worked with both vendors on the Amendment to increase MWBE participation goals. Those goals exceed the goals established under the original contract, which waived MWBE.
 - ARCADIS – 5-10%
 - WSP – 7-9%

VENDOR	ORIGINAL CONTRACT	%MWBE	\$450,000 (AMENDMENT #1)	%MWBE
ARCADIS	\$ 9,947,028.00	5%	\$ 99,560.00	10%
WSP	\$ 6,052,972.00	7%	\$ 344,329.00	9%
TOTAL	\$ 16,000,000.00	6%	\$ 443,889.00	9%

Request

- Through our designers we have improved our projects: (i.e. Bellevue flood wall, elevating security and smarter improvements to elevators). As we complete the remaining projects there are modifications which require additional design services.
- In order to be timely and cost effective, we believe the remaining “Design” services be continued through the existing current engineering firms.
- **We are requesting an increase of \$1,200,000 (approximately 7.5% of original \$16M contract)**

Future Work

- With the exception of the below specific scopes of work, new procurements will be competitively bid
- This amendment includes a contingency for the following:
 - Completion of front-end planning work to establish ROM budgets
 - Expert technical services for the Bellevue Flood Wall, as required, which may be necessary to interface with Alexandria's phase 3 building (Alexandria's building is included as an integral part of our flood wall)

Capital Committee Approval

Further amending the resolution adopted by the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) Board of Directors in March 2016 that had authorized contracts with Arcadis U.S. Inc. (“**Arcadis**”) and with WSP, Inc. (“**WSP**”) originally in the amount of \$16,000,000 for both contractors, which was increased by \$450,000 pursuant to an amendment adopted in September 2019, to now be further amended to carry forward \$6,110.60 that remains unspent from the previous authorizations and again increase the funding by an amount not to exceed \$1,200,000 thereby giving NYC Health + Hospitals \$1,206,110.60 for such contracts, a total of \$17,650,000.





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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

Tallbe, Keith

Digitally signed by Tallbe,
Keith
Date: 2020.10.07
10:01:51 -04'00'

Re: Vendor responsibility, EEO and MWBE status or Board review of contract

Vendor: Arcadis NV

Date: October 7, 2020

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

Vendor Responsibility
Pending

EEO
Pending

MWBE
10%

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

Tallbe, Keith

Digitally signed by Tallbe,
Keith
Date: 2020.10.07
10:01:00 -04'00'

Re: Vendor responsibility, EEO and MWBE status or Board review of contract

Vendor: WSP

Date: October 7, 2020

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

Vendor Responsibility

Approved

EEO

Approved

MWBE

9%

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.