

**JOINT CAPITAL & INFORMATION TECHNOLOGY COMMITTEES  
MEETING AGENDA**

**November 5, 2020**

**11:00 AM**

**Virtual Meeting**

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**CALL TO ORDER**

**Feniosky Peña-Mora**

- **ADOPTION OF MINUTES – October 8, 2020**
- **SENIOR VICE PRESIDENT’S REPORT**

**Feniosky Peña-Mora**

**Christine Flaherty**

**ACTION ITEMS**

- **Resolution** **Jeffrey Lutz**  
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a five-year and three-month lease agreement with four two-year renewal options, solely at the System’s discretion, with QTS Investment Properties Piscataway, LLC (“Owner”) for the System’s use and occupancy of space at 101 Possumtown Road, Piscataway, NJ, 08854 in Owner’s data storage facility (the “PDC”) which shall be sufficient for 100 data storage racks or cabinets with the provision of 450 kW of power after ramp up with the right to expansion space and power, the right to reduce the System’s use of space and power and service terms as detailed in the summary of Economic Terms attached hereto at a cost not to exceed \$14,820,000.

**Vendex: NA**  
**EEO: NA**

- **Resolution** **Jeffrey Lutz**  
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a five-year and three-month lease agreement with four two-year renewal options, solely at the System’s discretion, with Cervalis LLC, a subsidiary of CyrusOne (“Owner”) for the System’s use and occupancy of space at 6 Norden Pl, Norwalk, CT 06855 in Owner’s data storage facility (the “NDC”) which shall be sufficient for 100 data storage racks or cabinets with the provision of 450 kW of power after ramp up with the right to expansion space and power, the right to reduce the System’s use of space and power and service terms as detailed in the summary of Economic Terms attached hereto at a cost not to exceed \$17,160,000.

**Vendex: NA**  
**EEO: NA**

- **Resolution** **Christine Flaherty / Theodore Long, MD**  
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute five successive one year revocable license agreements with the New York City Human Resources Administration (“HRA”) for the use and occupancy of approximately 9,930 square feet space at

114-02 Guy Brewer Boulevard, Borough of Queens, known as the South Jamaica Multi-Service Center to operate various ambulatory health care services managed by Gotham Health (“Gotham”) and a Women, Infants, and Children program (the “WIC Program”) managed by NYC Health + Hospitals/Queens Hospital Center (the “Facility”) at an occupancy fee of \$25 per square foot, a \$2 per square foot utility surcharge, a \$1 per square foot seasonal cooling charge for a total of \$203,094.25 per year and a five year total of \$1,015,471.25 for the Gotham space and \$67,497.25 per year and a five year total of \$337,486.25 for the WIC program space.

**Vendex:** NA  
**EEO:** NA

- **Resolution** **Christine Flaherty / Dean Mihaltses**  
Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a one year lease extension with Dr. Mikhail Kantius (the “Landlord”) for the use of approximately 4,000 square feet of space at 79-18 164th Street, Borough of Queens to operate a Supplemental Food Program for Women, Infants and Children (the “WIC Program”) managed by NYC Health + Hospitals/Queens Hospital Center (the “Facility”) at a base rent of \$137,360 per year, or \$34.34 per square foot plus a Common Area Maintenance (“CAM”) charge of \$14,199.96 per year and real estate taxes of approximately \$38,416.00 per year for a total annual occupancy cost of \$189,975.96 or \$47.49 per square foot; provided the system will hold an option to renew the lease for an additional four years.

**Vendex:** NA  
**EEO:** NA

- **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 City Department of Citywide Administrative Services (“DCAS”) and the New York Power Authority (“NYPA”) for an amount not-to-exceed \$27,714,280, including a 10% contingency of \$2,040,842, for the planning, design, procurement, construction, construction management and project management services necessary for Phase II - energy efficiency upgrades (the “Project”) at NYC Health + Hospitals/Lincoln (the “Facility”).

**Vendex:** NA  
**EEO:** NA

- **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 \$12,622,632, including a 10% contingency of \$969,582, for the planning, design, procurement, construction, construction management and project management services necessary for the chiller plant upgrade (the “Project”) at NYC Health + Hospitals/Metropolitan (the “Facility”).

**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 Construction Management (“CM”) consulting firms namely AECOM USA Inc, Armand Corporation, Gilbane Building Company, JACOBS Project Management Co., McKissack & McKissack, TDX Construction Corporation, The McCloud Group LLC., to provide professional CM services; 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:** Pending for all vendors.

**EEO:** Pending or approved for all vendors.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

# **CAPITAL COMMITTEE MEETING MINUTES**

October 8, 2020

## **Capital Committee – October 8, 2020**

**As reported by** Feniosky Peña-Mora/José Pagán

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

Mr. Peña-Mora called the meeting to order at 11:40 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on September 10, 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 acknowledged that her team continues to support the system based upon lessons learned and emergency enhancements made. Substantially greater surge capacity is now available at the hospitals, compared to that available in early March. Work to further enhance the facilities would continue as resources allowed.

Mrs. Flaherty noted that at the Finance Committee meeting a refinancing plan that would allow for additional projects to be completed; a planned 40 projects throughout the system valued at over \$70 million dollars was presented, which supported the various projects throughout the system.

She thanked leadership for their assistance in accelerating the Capital program, adding that the Center's of Excellence were nearing completion and the team was continuing to address enhancements to further prepare for a possible upcoming surge.

Mrs. Flaherty noted that the agenda would include two resolutions. The first focus on protecting the physical assets of the system, through resiliency at the facilities and the second for housing, that would be important for the community of Woodhull and the system in their work to expand access to housing for the most vulnerable homeless patients.

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 (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.**

Mrs. Flaherty, joined by Leora Jontef, Assistant Vice President, Office of Facilities Development, and Gregory Calliste, Executive Director, Woodhull Medical Center presented NYC Health + Hospital housing history, a background on Comunilife as the developer and service provider, a list of integrated supportive housing at Woodhull, a development timeline, plan and affordability of the units, design and sustainability standards, COVID 19 design modifications, MWBE requirements and local hiring plan by the developer, and an overview of the financing and ground lease. . Reference was made to the success of a previous development with Comunilife, on the same campus, known as Woodhull I, which was completed in 2019 and had been well received by the community and had already resulted in a reduction in behavioral health and medical admissions for 29 patients within the first year of occupancy.

Mrs. Flaherty thanked Gregory Calliste and the Woodhull Community Advisory Board for their support.

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

Feniosky Peña-Mora recuse himself for the balance of the meeting due to possible conflict and José Pagán Chair the balance of the meeting.

Mrs. Flaherty read the 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.**

Mrs. Flaherty explained that the contracts being discussed were in place for work under the Federal Emergency Management Agency Hurricane Sandy portfolio. There were \$1.72 billion dedicated to major facilities impacted by that storm, for repairs, reconstruction and mitigation efforts. In 2013 H+H procured architectural and engineering contracts that were approved by the Board of Directors and sourced via public bid. Arcadis U.S., Inc., and WSP, Inc. were selected and had been facilitating designs for that body of work. The total budget for the contracts was \$16 million and in September 2019 the Board of Directors authorized an increase of \$450,000 to the total authorization. There were seven (7) mitigation projects that were in various states of completion and would require additional design, and 12 mitigation projects that have been completed. She shared a breakdown of the additional funding, and the contingency, which would ensure that all projects were completed and all technical issues resolved. Mrs. Flaherty noted that the contingency, which was larger than normal at 40% was mostly attributed to the complexity of the flood wall project underway near the Bellevue campus, which involved collaboration with multiple parties, both public and private. Mrs. Flaherty outlined the Minority and Women Owned Business Enterprise (MWBE) commitments of the vendors, which although waived under the original contract, had since been gradually increasing as a result of

conversations with Health + Hospitals with regards to the amended contract amounts. The contracts would be fully funded through the FEMA grant.

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 12:20 PM.

# **LEASE AGREEMENT**

**QTS INVESTMENT PROPERTIES PISCATAWAY, LLC**

**DATA STORAGE FACILITY**

**SYSTEM-WIDE USE**



## **RESOLUTION – Joint Capital and IT Committees Discussion**

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a five-year and three-month lease agreement with four two-year renewal options, solely at the System’s discretion, with QTS Investment Properties Piscataway, LLC (“Owner”) for the System’s use and occupancy of space at 101 Possumtown Road, Piscataway, NJ, 08854 in Owner’s data storage facility (the “PDC”) which shall be sufficient for 100 data storage racks or cabinets with the provision of 450 kW of power after ramp up with the right to expansion space and power, the right to reduce the System’s use of space and power and service terms as detailed in the summary of Economic Terms attached hereto at a cost not to exceed \$14,820,000.

**WHEREAS**, a complex operation that handles large amounts of sensitive data, as the System does, requires specialized data centers to store and back-up its data, to comply with regulatory requirements and to guard against the risk of data destruction in the event of a disaster; and

**WHEREAS**, an industry exists to provide space for equipment to store data combined with a secure power source and to offer such services as are often needed in the operation of such data centers; and

**WHEREAS**, the System currently uses the Sunguard Data Center (“SDC”) and the Jacobi Data Center (“JDC”) to store and back-up the System’s data; and

**WHEREAS**, the JDC is in an aging facility that poses a risk of outages, the power supply is inadequate and insecure and the cost of addressing such deficiencies is prohibitive; and

**WHEREAS**, the SDC is expensive at approximately 3X the national average cost of comparable space and services, is located in a high-risk flood zone and is subject to an agreement due to expire in October 2022; and

**WHEREAS**, while it is considered good practice to have two separate data centers for risk diversification, JDC and SDC are only 15 miles from each other which is too close for optimum risk diversification; and

**WHEREAS**, the System engaged in a comprehensive area-wide search for alternative data centers using its real estate brokers, Newmark Knight Frank to conduct the search with the participation of Gartner, which advised on technical requirements and assisted in the evaluation of alternative sites; and

**WHEREAS**, the System, with its two consultants, selected the PDC and a second site in Norwalk Connecticut operated by CyrusOne (the “NDC”) which is being treated in a separate resolution presented in conjunction with this one, to replace SDC and JDC; and

**WHEREAS**, to avoid cost prohibitive relocation of its equipment, the transition from JDC and SDC to PDC and NDC will occur over the balance of the term of the SDC agreement as equipment becomes obsolete and is replaced; and

**WHEREAS**, the Senior Vice President for EITS will be responsible for the administration of the proposed lease.

**NOW THEREFORE, BE IT RESOLVED** that New York City Health and Hospitals Corporation be and the same is hereby authorized to execute a five-year and three-month lease agreement with four two-year renewal options, solely at the System’s discretion, with QTS Investment Properties Piscataway, LLC (“Owner”) for the System’s use and occupancy of space at 101 Possumtown Road, Piscataway, NJ, 08854 in Owner’s data storage facility which shall be sufficient for 100 data storage racks or cabinets with the provision of 450 kW of power after ramp up with the right to expansion space and power, the right to reduce the System’s use of space and power and service terms as detailed in the summary of Economic Terms attached hereto at a cost not to exceed \$14,820,000.

**EXECUTIVE SUMMARY  
LEASE AGREEMENT WITH  
QTS INVESTMENT PROPERTIES PISCATAWAY, LLC**

**DATA CENTER WITH ASSOCIATED SERVICES**

<b>OVERVIEW:</b>	<p>Complex operations that handle large amounts of sensitive data, as the System does, require specialized data centers to store and back-up its data, to comply with regulatory requirements and to guard against the risk of data destruction in the event of a disaster. An industry exists to provide space for equipment to store data combined with a secure power source and to offer such services as are often needed in the operation of such data centers. The System currently uses the Sunguard Data Center ("SDC") and the Jacobi Data Center ("JDC") to store and back-up the System's data. Since the Sunguard agreement was first made in 2009, the market for data centers has changed dramatically resulting in substantially lower costs. Because of this, the System was able to negotiate a 50% reduction of costs when it negotiated a renewal of the Sunguard agreement that was approved by the Board in September, 2019. However, the Sunguard arrangement is still undesirable because it is still too costly, the facility is in a flood zone, the agreement lacks the considerable flexibility of the proposed replacement arrangements that allow for increasing and decreasing the amount of space and power we use. Gartner performed a detailed analysis of the System's current operations at JDC and SDC and recommended relocating from the two current sites to two new ones spaced far from each other.</p>
<b>SEARCH:</b>	<p>The system mounted a thorough search of the metropolitan area for appropriate alternative sites. Gartner specified the desired characteristics of the new facilities and provided a draft model agreement to propose to data center owners which model was revise and refined both by Newmark and by System staff. Newmark prepared a list of potential sites in the area. System staff made several site visits. Proposals were solicited from 15 data centers that appeared to meet the Gartner qualifications. Fifteen proposals were considered. PDC and NDC were selected based on price, flexibility, location, reliability of power supply and other factors.</p>
<b>FUNDING:</b>	<p>Funding shall be provided from the Systems OTPS budget.</p>
<b>COMPARE TO CURRENT STATE:</b>	<p>Costs of the proposed future state will roughly equal the costs to operate in current state. Thus, the System will improve its position by having two state of the art data storage facilities for the cost of the just the one commercial facility now used, under agreements with much more flexibility than currently, in two facilities with more secure structures and power.</p>
<b>MWBE:</b>	<p>Exempt. Real estate rentals are not subject to MWBE requirements. There are virtually no subcontracting opportunities because there are only minor services involved and these primarily pertain to the maintenance of the power facilities which are integral to the operation of the data center.</p>

**SUMMARY OF ECONOMIC TERMS  
LEASE AGREEMENT WITH  
QTS INVESTMENT PROPERTIES PISCATAWAY, LLC**

**DATA CENTER WITH ASSOCIATED SERVICES**

<b>PREMISES:</b>	101 Possumtown Road, Piscataway, NJ, 08854. in space required to hold 100 data storage racks or cabinets and use 450kW.								
<b>TERM:</b>	63 months. Commencement on January 1, 2021								
<b>RENT &amp; FEES:</b>	In lieu of rent, the System will be charged monthly at \$105 kW. Additionally, the System will be charged for its electrical usage as metered. The System's metered electrical use shall be increased by 30% to account for its share of power used by Owner to operate the PDC								
<b>FREE RENT:</b>	First three months are free.								
<b>RENEWAL OPTIONS:</b>	The System will have four renewal terms. Each one will be for two years. The rent (expressed as a charge per kW) and fees due during the renewal terms will be the lesser of the following: H+H's then current, escalated monthly recurring costs per kW or 100% of fair market value for similar size deployments in the geographic region, all factors considered, as reasonably determined by Newmark Knight Frank and QTS.								
<b>POWER COMMITMENT:</b>	<p>The System commits to use power at not less than the following ramp up schedule:</p> <table><tr><td>Months 1- 6:</td><td>150 kW</td></tr><tr><td>Months 7-12:</td><td>250 kW</td></tr><tr><td>Months 13-18:</td><td>350 kW</td></tr><tr><td>Months 19 and after:</td><td>450 kW</td></tr></table>	Months 1- 6:	150 kW	Months 7-12:	250 kW	Months 13-18:	350 kW	Months 19 and after:	450 kW
Months 1- 6:	150 kW								
Months 7-12:	250 kW								
Months 13-18:	350 kW								
Months 19 and after:	450 kW								
<b>EXPANSION OPTION:</b>	Expansion Space of 40 racks and 250 Kw; 12-month reserve on expansion space of 640 sq ft and 250KW of redundant UPS power to support up to 40 racks/cabinets at \$8.00/sq ft beginning at Commencement cancellable with 30 days' notice. If reserved space taken, charges will be consistent with original space.								
<b>REDUCTION OPTION:</b>	The System will have the right to reduce its occupancy and associated space and power by up to 15% after month 24 and a 15% after month 48, with at least 90 days' prior written notice								
<b>WORK ALLOWANCE:</b>	\$137,052								
<b>ESTIMATED CONSTRUCTION:</b>	\$430,033								

**LEASE AGREEMENT**

**CERVALIS, LLC**

**DATA STORAGE FACILITY**

**SYSTEM-WIDE USE**

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**WHEREAS**, the System engaged in a comprehensive area-wide search for alternative data centers using its real estate brokers, Newmark Knight Frank to conduct the search with the participation of Gartner, which advised on technical requirements and assisted in the evaluation of alternative sites; and

**WHEREAS**, the System, with its two consultants, selected the NDC and a second site in Piscataway, New Jersey operated by QTS (the “PDC”) which is being treated in a separate resolution presented in conjunction with this one, to replace SDC and JDC; and

**WHEREAS**, to avoid cost prohibitive relocation of its equipment, the transition from JDC and SDC to PDC and NDC will occur over the balance of the term of the SDC agreement as equipment becomes obsolete and is replaced; and

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**EXECUTIVE SUMMARY  
LEASE AGREEMENT WITH  
CERVALIS, LLC**

**DATA CENTER WITH ASSOCIATED SERVICES**

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<b>SEARCH:</b>	<p>The system mounted a thorough search of the metropolitan area for appropriate alternative sites. Gartner specified the desired characteristics of the new facilities and provided a draft model agreement to propose to data center owners which model was revise and refined both by Newmark and by System staff. Newmark prepared a list of potential sites in the area. System staff made several site visits. Proposals were solicited from 15 data centers that appeared to meet the Gartner qualifications. Fifteen proposals were considered. PDC and NDC were selected based on price, flexibility, location, reliability of power supply and other factors.</p>
<b>FUNDING:</b>	<p>Funding shall be provided from the Systems OTPS budget.</p>
<b>COMPARE TO CURRENT STATE:</b>	<p>Costs of the proposed future state will roughly equal the costs to operate in current state. Thus, the System will improve its position by having two state of the art data storage facilities for the cost of the just the one commercial facility now used, under agreements with much more flexibility than currently, in two facilities with more secure structures and power.</p>
<b>MWBE:</b>	<p>Exempt. Real estate rentals are not subject to MWBE requirements. There are virtually no subcontracting opportunities because there are only minor services involved and these primarily pertain to the maintenance of the power facilities which are integral to the operation of the data center.</p>

**SUMMARY OF ECONOMIC TERMS  
LEASE AGREEMENT WITH  
CERVALIS, LLC**

**DATA CENTER WITH ASSOCIATED SERVICES**

<b>PREMISES:</b>	6 Norden Pl, Norwalk, CT 06855 in space adequate to hold 100 storage racks or cabinets and use 450kW.								
<b>TERM:</b>	63 months. Commencement on January 1, 2021								
<b>RENT &amp; FEES:</b>	In lieu of rent, the System will be charged monthly at \$109 kW. Additionally, the System will be charged for its electrical usage as metered. The System's metered electrical use shall be increased by 30% to account for its share of power used by Owner to operate the NDC								
<b>FREE RENT:</b>	First three months are free.								
<b>RENEWAL OPTIONS:</b>	The System will have four renewal terms. Each one will be for two years. The rent (expressed as a charge per kW) and fees due during the renewal terms will be the lesser of the following: H+H's then current, escalated monthly recurring costs per kW or 95% of fair market value for similar size deployments in the geographic region, all factors considered, as reasonably determined by Newmark Knight Frank and Owner.								
<b>POWER COMMITMENT:</b>	<p>The System commits to use power at not less than the following ramp up schedule:</p> <table><tr><td>Months 1- 6:</td><td>150 kW</td></tr><tr><td>Months 7-12:</td><td>250 kW</td></tr><tr><td>Months 13-18:</td><td>350 kW</td></tr><tr><td>Months 19 and after:</td><td>450 kW</td></tr></table>	Months 1- 6:	150 kW	Months 7-12:	250 kW	Months 13-18:	350 kW	Months 19 and after:	450 kW
Months 1- 6:	150 kW								
Months 7-12:	250 kW								
Months 13-18:	350 kW								
Months 19 and after:	450 kW								
<b>EXPANSION OPTION:</b>	Expansion Space of 40 racks and 250 Kw; in contiguous space to be held for H+H for three years. H+H may exercise such rights in increments of 50 kW / 8 racks, up to the total capacity of 250.								
<b>REDUCTION OPTION:</b>	The System will have the right to reduce its occupancy and associated space and power by up to 15% after month 24 and a 20% after month 48, with at least 90 days' prior written notice								
<b>WORK ALLOWANCE:</b>	\$125,000								
<b>ESTIMATED CONSTRUCTION:</b>	\$430,033								

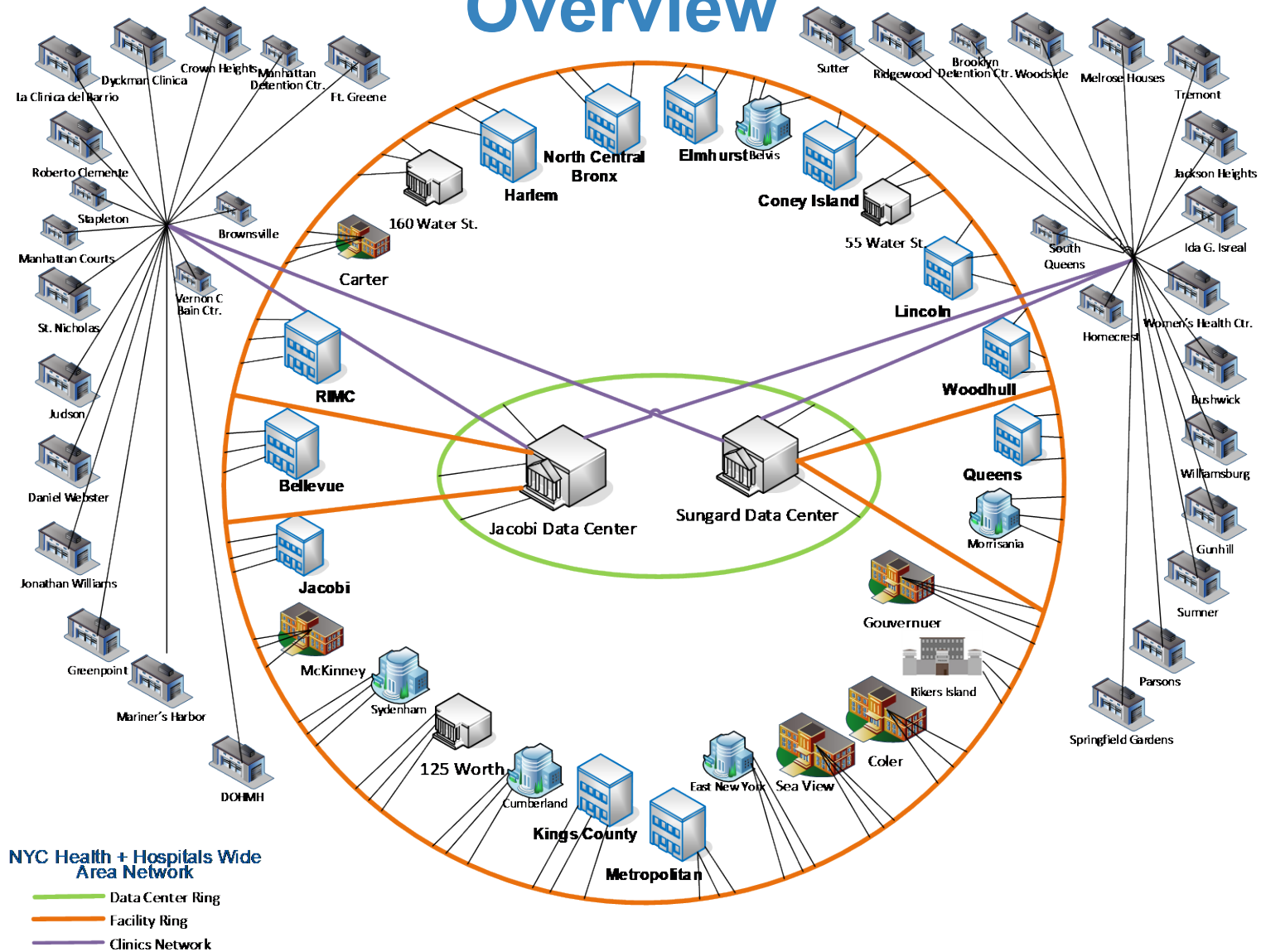
# **Application to Enter into Lease Agreement for Data Center Hosting**

**Joint IT and Capital Committees Meeting  
November 5, 2020**

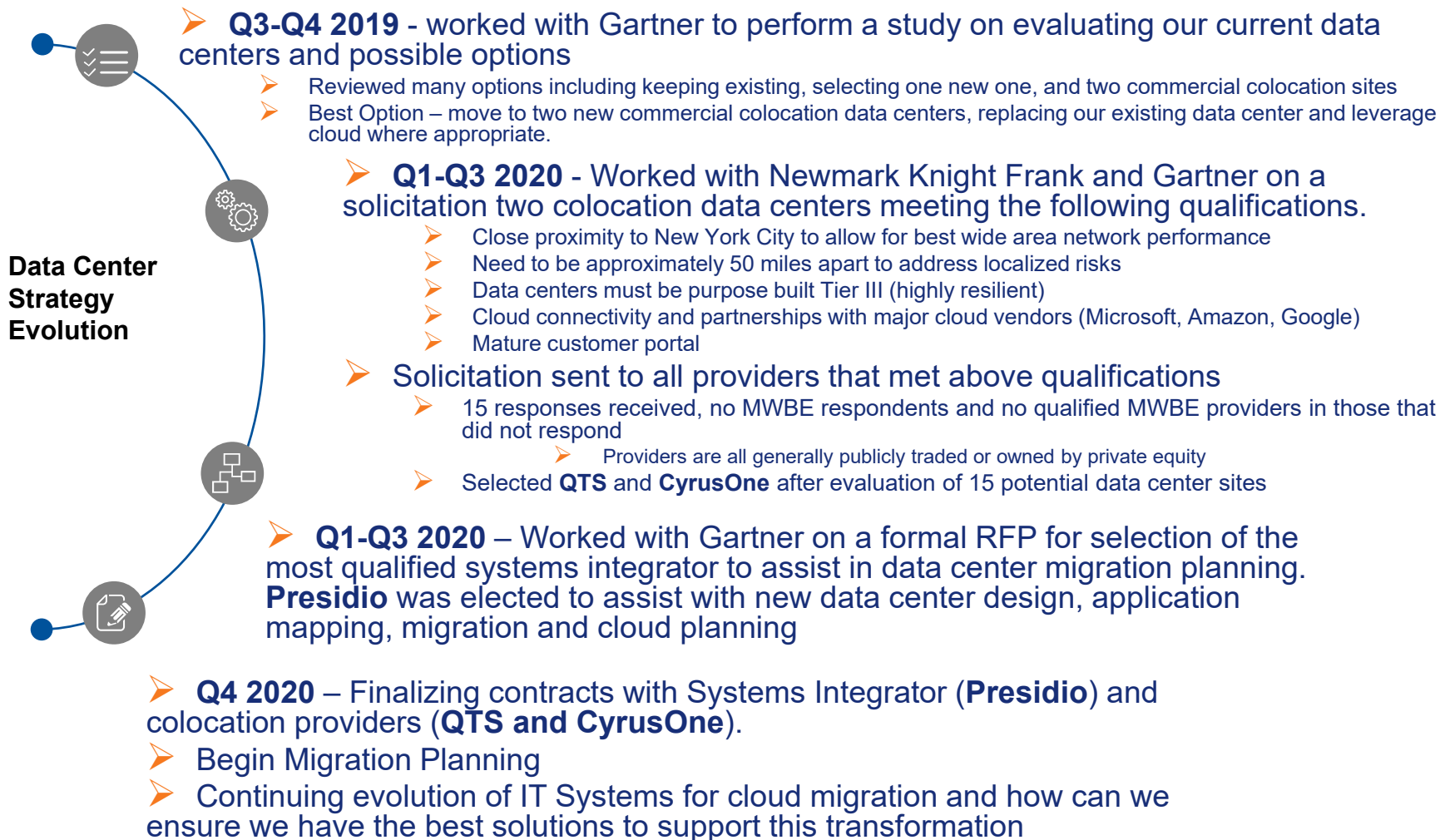
**Jeffrey Lutz  
Senior AVP / Chief Technology Officer  
Enterprise IT Services**



# Data Center & Connectivity Overview



# Background and Summary



## Recommended Strategy: Replace Jacobi and Sungard data centers with two new colocation facilities (~50 miles apart)



### H+H's Role:

- H+H will manage all IT infrastructure at both data centers



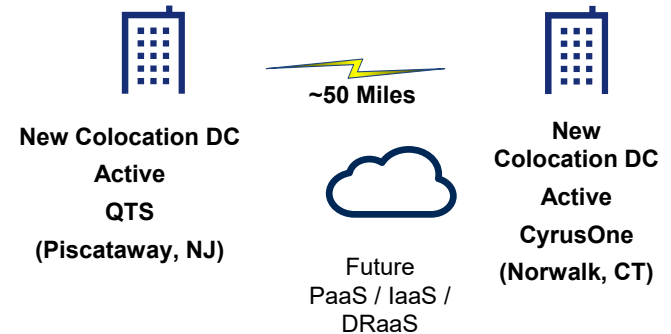
### Outsourced:

- Facilities Operations at new colocation sites
- Migration planning and transition from to new colocation sites



### Assumptions:

- Two new colocation data center ~ 50 miles of each other
- Funding required for modernization will be available
- Transition will be incremental over 2-3 years
- H+H will manage at least 3 data centers during transition



Alternative's Impact on Current State			
Transition	Investment	DC Facilities	Management
Time: 2-3 years to migrate JDC and SDC to a new colocation data centers	<ul style="list-style-type: none"> <li>• Licensing costs for two new colocation data centers.</li> <li>• Migration and transition costs</li> </ul>	Two New Sites – Colocation DC	<ul style="list-style-type: none"> <li>• H+H to continue to manage all IT infrastructure</li> <li>• Colocation providers will manage respective sites</li> <li>• SI will help plan and migrate JDC and SDC to new site</li> </ul>

## Key Advantages

- Operating cost **savings** from replacing JDC and SDC
- **Flood risk** at Sungard is **addressed**
- Sungard vendor risk (Chapter 11) will be eliminated
- All **technical debt will be eliminated** at data centers
- Leverage commercial **Tier III data centers (highly resilient)** with proven operational capabilities
- Greater flexibility in right sizing the data center capacity over time
- Multi-use facility which expose the data center to significant fire, water, and security exposures.
- Better **direct cloud connectivity**

# Gartner Study Findings Summary

## Existing Data Centers

Jacobi Data Center (JDC)	Sungard Data Center (SDC)
<ul style="list-style-type: none"> <li>Lack of concurrent maintainability – maintenance of electrical and mechanical infrastructure will require an outage to IT systems</li> </ul>	<ul style="list-style-type: none"> <li>Located in a FEMA Zone AE (High Flood Risk)</li> </ul>
<ul style="list-style-type: none"> <li>Aging mechanical, electrical, and plumbing infrastructure that poses a risk of outages. <b>Mitigating these risks for longer term will require costly upgrades.</b></li> <li><b>Without additional investments and upgrades in Jacobi, its life expectancy as a corporate data center would be 2 to 3 years. With smaller investment could serve as MDF for Jacobi Hospital Campus and a smaller footprint could allow for services or infrastructure to be returned to the facility for other uses.</b></li> </ul>	<ul style="list-style-type: none"> <li>High cost of operations (approximately 3X of national average of colocation service charges) <ul style="list-style-type: none"> <li>\$274,523 monthly payment (\$3,198,276 annually)</li> <li><b>Estimated Monthly:</b> \$279/KW; 1.5 Power Usage Effectiveness; \$250/cross connect</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Single feeder bus for incoming power</li> </ul>	<ul style="list-style-type: none"> <li>Lack of geographic diversity (only 15 miles from Jacobi Data Center)</li> </ul>
<ul style="list-style-type: none"> <li>Power distribution and generators located in the basement</li> </ul>	<ul style="list-style-type: none"> <li>Data Center contract is set to expire in October, 2022</li> </ul>
<ul style="list-style-type: none"> <li>Power distribution has multiple single points of failure</li> </ul>	<ul style="list-style-type: none"> <li>Financial state of Sungard (Chapter 11) – Emerged as planned in May 2019</li> </ul>
<ul style="list-style-type: none"> <li>Multi-use facility which expose the data center to significant fire, water, and security exposures. <b>Any future upgrade of the data center will not mitigate these risk.</b></li> </ul>	

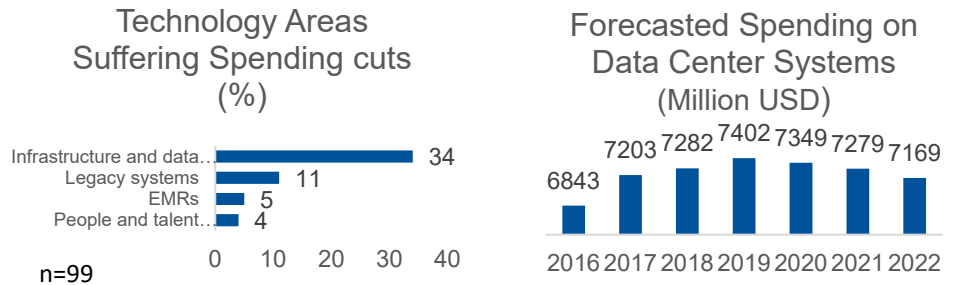
# Gartner Study Findings Summary

## Healthcare Industry Trends – Cloud Considerations

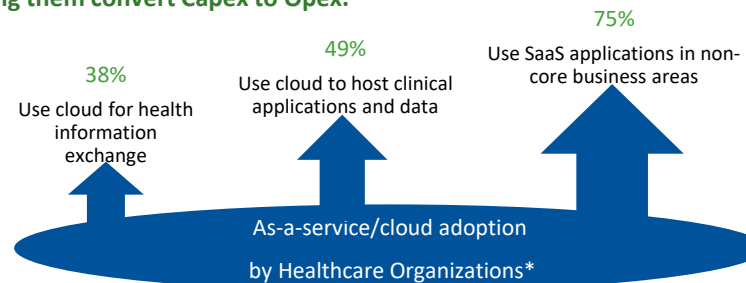
*Healthcare providers confidence in cloud and hyperconverged technologies are increasing as a long term strategy. However, transition to cloud requires careful analysis and will require time.*

- **Transition** of H+H legacy applications **to cloud will be complex** and will require careful analysis of costs, functionality, and alternatives.
- **Business Associate Agreements (BAA)** will need to be negotiated with multiple providers.
- A **hybrid environment** with the right **mix of cloud and data center hosting** solutions **will be the most likely scenario** for the next 5 to 7 years.
- Gartner recommends that H+H consider deployment of **Cloud Service Brokering (CSB)** function to enable Infrastructure-as-a-Service capabilities for data storage, test and development, and easy to migrate applications.
- **Software-as-a Service (SaaS)** cloud options should be **evaluated when considering application modernization**.

**34% of CIOs would reduce spending on Infrastructure and data center technology areas. Data systems spending sees decelerating growth from 5.87% in 2017 to 4.48% in 2018, eventually attaining negative growth in 2020**



**Increasing confidence of healthcare providers on as-a-service/cloud services is helping them convert Capex to Opex.**

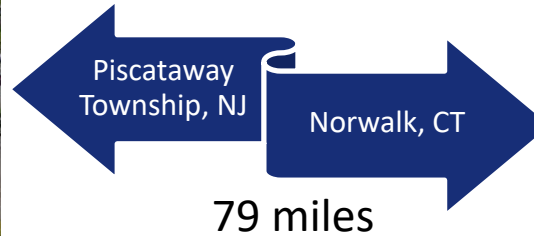


\*HIMSS Analytics survey 2017

# Proposed Destinations



- Public Company with strong financial
- Flexible, customer and detail focused company
- Focused on sustainability
- QTS owned 360,000 sq. ft. facility
- Offers up to 26MW of power
- Tier III certified
- Healthcare Customer: NYU
- **Improvement Allowance:** \$137,052
- **Cost (monthly rates):**
  - \$105/kW
  - 1.3 Power Usage Effectiveness (PUE)
  - \$.090/KWh
  - \$150/cross connect



- Public Company with strong financials
- Fastest growing data center provider
- All 10 of the largest cloud providers leverage CyrusOne
- CyrusOne owned 168,000 sq. ft. facility
- Offers up to 16 MW of power
- Tier III+ topology with N+2 redundancy
- Healthcare Customer: Yale New Haven
- **Improvement Allowance:** \$125,000
- **Cost (monthly rate):**
  - \$109/kW
  - 1.38 Power Usage Effectiveness (PUE)
  - \$.115/KWh
  - \$150/cross connect

# Agreement Details

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- Five Year and Three Month Agreement with four, two year renewals including:
  - Three (3) months early access rent free
  - Eighteen (18) month sliding scale to build environment for full utilization
- Two options to reduce commitment on power and space
  - 15% reduction after month 24
  - 15% reduction after month 48
- Right to reduce capacity at each future renewal
- Renewal rate lower of current rate or 100% fair market value (determined by Newmark and vendor)
- Month to Month option at 125% of the last month rental for twelve months with notice not to renew
- Thirty (30) day right of refusal prior to other clients occupying adjacent space
- Provide tenant improvement allowance
- 2.5% Annual Increase locked
- Metered Usage (pay for what utility we use)



# Cost Analysis

## New Data Centers Cost

*(using existing data center environment – 750kW)*

Provider	Monthly Cost	Annual Cost
QTS	\$115,000	\$1,384,000
CyrusOne	\$133,000	\$1,597,000
<b>Total</b>	<b>\$248,000</b>	<b>\$2,981,000</b>

## Existing Data Centers Cost – 750kW

Data Center	Monthly Cost	Annual Cost
Sungard	\$274,523	\$3,198,276
<b>Total</b>	<b>\$274,523</b>	<b>\$3,198,276</b>

Two new sites for less  
than the cost of Sungard!

## Projected Cost (estimated future environment 650kW):

Provider	Monthly Cost	Annual Cost	5 Year Value	13 Year Value
QTS	\$95,000	\$1,140,000	\$5,700,000	\$14,820,000
CyrusOne	\$110,000	\$1,320,000	\$6,600,000	\$17,160,000
<b>Total</b>	<b>\$205,000</b>	<b>\$2,460,000</b>	<b>\$12,300,000</b>	<b>\$31,980,000</b>



# Proposed Three Year Plan

NYC H+H EITS and Gartner has developed a 3-year roadmap outlining the various tasks and timelines to implement the data center strategy

	2019		2020				2021				2022				2023			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Preparatory Activities:</b> Approvals, budget appropriations, and H+H staffing plan			Preparatory Activities															
<b>Foundational Activities:</b> Select SI, Migration planning, selection of Colo Provider and facilities buildout							Foundational Activities											
<b>Migration Activities I:</b> Sungard to QTS											Sungard Migration Planning, Execution and Decommissioning							
<b>Migration Activities II:</b> Jacobi to CyrusOne															Jacobi Migration Planning, Execution and Decommissioning			



# Data Center Migration

- Goal to make migration seamless for end users and cost effective for the organization
  - Leverage currently planned and funded hardware upgrades (example: Network Refresh and Epic) to minimize costs for relocating services to the new data centers
    - Majority of our environment is virtualized allowing the application to be migrated rather than moved
    - As strategically planned, all new refresh hardware would be placed into the new data center and the older existing hardware would be decommissioned
    - All upgrades and new hardware implementations would be aligned to the implementation of the new data center
  - Further consolidation of existing systems and migrate eligible systems to the cloud to gain additional efficiencies
- Security:
  - New data centers will be added to the H+H internal network, so all data will be monitored leveraging existing H+H security systems, monitoring and encryption
  - Both data centers maintain SOC 1, SOC 2, PCI, ISO 27001 and HITRUST/HITECH (HIPAA related) certifications
  - Private, monitored, contained area for H+H equipment, no other customers have access or shared hardware.
  - Dedicated and secure connections to the existing cloud vendors
  - Physical security on site 24x7, H+H maintains list of authorized visitors and all access is logged to the facility
- Jacobi Data Center Repurposing
  - Jacobi Data Center to become a main distribution frame (MDF), which provides connectivity for Jacobi end users to systems hosted in the Jacobi data center.
  - Each facility has two today to provide redundancy
  - Requires different infrastructure and leverages more of the existing hospital resources for redundancy (example: generators)
  - Part of the design deliverables as part of the Presidio Systems Integrator engagement

## Approval Request

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- NYC H+H EITS is seeking approval to enter into contract with 2 vendors for Data Center Hosting:
- QTS:
  - Five Year Contract (expires: April, 2026)
    - Four, Two Year renewal options
  - Total contract value: \$ 14,820,000 million (Thirteen Years)
    - Estimated \$95,000 monthly payment (\$1,140,000 annually)
- CyrusOne:
  - Five Year Contract (expires: August, 2026)
    - Four, Two Year renewal options
  - Total contract value: \$ 17,160,000 million (Thirteen Years)
    - Estimated \$110,000 monthly payment (\$1,320,000 annually)

**Questions?**

# **LICENSE AGREEMENT**

**NEW YORK CITY HUMAN RESOURCES  
ADMINISTRATION**

**WIC PROGRAM  
114-02 GUY BREWER BOULEVARD, QUEENS**

**NYC HEALTH + HOSPITALS / GOTHAM**

## **RESOLUTION**

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute five successive one year revocable license agreements with the New York City Human Resources Administration ("HRA") for the use and occupancy of approximately 9,930 square feet space at 114-02 Guy Brewer Boulevard, Borough of Queens, known as the South Jamaica Multi-Service Center to operate various ambulatory health care services managed by Gotham Health ("Gotham") and a Women, Infants, and Children program (the "WIC Program") managed by NYC Health + Hospitals/Queens Hospital Center (the "Facility") at an occupancy fee of \$25 per square foot, a \$2 per square foot utility surcharge, a \$1 per square foot seasonal cooling charge for a total of \$203,094.25 per year and a five year total of \$1,015,471.25 for the Gotham space and \$67,497.25 per year and a five year total of \$337,486.25 for the WIC program space.

**WHEREAS**, in September 2015, the Board of Directors of the Corporation authorized the President to execute five successive one year license agreements with the New York City Human Resources Administration ("HRA") for use of space at the South Jamaica Multi-Service Center at 114-02 Guy Brewer Boulevard, Queens, N.Y.; and

**WHEREAS**, there is an ongoing need for the use and occupancy of the space for the Gotham ambulatory health care and Facility WIC program services presently being provided at the South Jamaica site; and

**WHEREAS**, HRA manages Multi-Service Centers ("MSCs") throughout the City and makes them available to other City agencies and not-for-profit organizations to use for the provision of community-oriented services; and

**WHEREAS**, HRA charges users of its MSCs an occupancy fee plus the cost of utilities; and

**WHEREAS**, because of the Coronavirus pandemic, the building was closed for several months in the Spring of this year, but has since re-opened.

**NOW, THEREFORE, be it**

**RESOLVED**, that the New York City Health and Hospitals Corporation (the "System") be and hereby is authorized to execute five successive one year revocable license agreements with the New York City Human Resources Administration ("HRA") for the use and occupancy of approximately 9,930 square feet of space at 114-02 Guy Brewer Boulevard, Borough of Queens, known as the South Jamaica Multi-Service Center to operate various ambulatory health care services managed by Gotham Health ("Gotham") and a Women, Infants, and Children program (the "WIC Program") managed by NYC Health + Hospitals/Queens Hospital Center (the "Facility") at an occupancy fee of \$25 per square foot, a \$2 per square foot utility surcharge, a \$1 per square foot seasonal cooling charge for a total of \$203,094.25 per year or \$27.25 per square foot and a five year total of \$1,015,471.25 for the Gotham space and \$67,497.25 per year or \$27.25 per square foot and a five year total of \$337,486.25 for the WIC program space.

## **EXECUTIVE SUMMARY**

### **GOTHAM HEALTH AND NYC HEALTH + HOSPITALS/QUEENS HOSPITAL CENTER SOUTH JAMAICA MULTI-SERVICE CENTER**

<b>OVERVIEW:</b>	<p>The New York City Health and Hospitals Corporation (the "System") seeks authorization to execute five successive one year revocable license agreements with the New York City Human Resources Administration ("HRA") for the continued use and occupancy of space at 114-02 Guy Brewer Boulevard in Jamaica, Queens, to operate a variety of ambulatory health care services located in the South Jamaica Multi-Service Center, managed by Gotham Health ("Gotham") and a Women, Infants, and Children program (the "WIC Program") managed by NYC Health + Hospitals/Queens Hospital Center ("Queens").</p>
<b>NEED/ PROGRAM</b>	<p>Ambulatory health care services have been provided at this site since 1985. The Gotham programs include pediatric primary care, and obstetrics/gynecology services. The WIC program provides nutrition services to pregnant, breastfeeding and postpartum women, infants and children less than five years of age who are determined to be at nutritional risk and are of low income. The WIC program is funded via a New York State Department of Health grant.</p> <p>HRA manages Multi-Service Centers ("MSCs") throughout the City and makes them available to other City agencies and not-for-profit organizations to use for the provision of community-oriented services. HRA charges users of its MSCs an occupancy fee plus the cost of utilities;</p>
<b>TERMS:</b>	<p>The System will have the continued use and occupancy of approximately 9,930 square feet of space located on the first and second floors of the building. The System will pay an occupancy fee of \$25 per square foot, a \$2 per square foot utility surcharge, a \$1 per square foot seasonal cooling charge for a total of \$203,094.25 per year and a five-year total of \$1,015,471.25 for the Gotham space and \$67,497.25 per year and a five-year total of \$337,486.25 for the WIC program space.</p> <p>HRA will provide all water, utilities, housekeeping and security for the premises, the costs of which are included in the occupancy fee. HRA shall also be responsible for maintenance and repairs to the building, both structural and non-structural, unless same are needed due to the negligence of the Licensee, its employees or invitees.</p>
<b>FINANCING:</b>	<p>Revenues derived from third-party payers and grant funding.</p>

Annual Operating P/L  
Primary Care Clinic (South Queens)  
114-02 Guy Brewer Blvd, Queens, NY 11434  
Cost Center: CUM01-8022-211000

PERSONNEL SERVICES (P.S.)

TITLE	NAME	REIM. CODE	FTE	SALARY As of June 2019 PSEER	ANNUAL BUDGET
AST HEAD NURSE	RADIX,HELENA	GOA1	0.50	98,857	49,429
COMMUNITY LIAISON WRK LII	EZENYILIMBA, RAYCENTH	GOP1	1.00	49,102	49,102
COORDINATING MGR - L A	PULGARIN,MARGARITA	GO1	1.00	57,178	57,178
HOUSEKEEPING AIDE	ILYAYEV, ILYA	GMA1	1.00	41,681	41,681
PATIENT CARE ASSOCIATE	VEGA, JUDY	GMA1	1.00	46,217	46,217
PATIENT CARE ASSOCIATE	RAMRAG, MOHANIE D	GOP1	1.00	44,186	44,186
PATIENT CARE ASSOCIATE	JACKSON,NICOLA A	GMA1	1.00	44,186	44,186
PHLEBOTOMIST	ALI, DEBBIE Y.	GOA1	1.00	44,133	44,133
SPECIAL OFFICER	ESTRADA,VANITY	GEJ1	1.00	33,819	33,819
<b>HHC PS</b>			<b>8.50</b>	<b>459,359</b>	<b>409,931</b>
<b>HHC F.B. @</b>	<b>75.47%</b>				<b>309,375</b>
<b>HHC PS + F.B.</b>					<b>719,305</b>
Physician	Rahmani,Yair		0.20	55,033	55,033
Physician Assistant	Nemes,Ava		0.20	20,564	20,564
Physician	Beaulieu,Islande		0.40	68,393	68,393
<b>AFFL PS</b>			<b>0.80</b>	<b>143,990</b>	<b>143,990</b>
<b>AFFL F.B. @</b>	<b>21.20% and 21.03%</b>				<b>30,410</b>
<b>AFFL Over Head @</b>	<b>2.00%</b>				<b>4,360</b>
<b>AFFL PS + F.B. + OH</b>					<b>178,759</b>
Providers from Acute Site	Totaling 0.4 FTE as chargeback from Queens Hospital		0.40	87,021	87,021
<b>TOTAL PS + F.B.</b>			<b>9.70</b>	<b>690,370</b>	<b>985,085</b>

OTHER THAN PERSONNEL SERVICES (O.T.P.S.) - Vouched FY20

GL ACCOUNT	DESCRIPTION	BUDGET
6398490	MEDICAL SURGICAL SUPPLIES	999
6458550	CLEANING SUPPLIES	525
6468560	OFFICE & ADMINISTRATIVE SUPPLY	912
6498590	GEN'L NON-MED/NON-SRGL SUPPLY	486
6438510	FOOD	350
7508610	ELECTRICITY	9,937
6985100	SPACE-LEASE/RENTAL	203,094
6398493	LABORATORY SUPPLIES	5,267
6828790	PURCHD SUPPORT SERVICES	156
6478572	EMPLOYEE APPAREL-DISPOSABLE	490
8990100	GENERAL DIRECT EXP	230
	TELEPHONE (\$50 X12MON X13 FTE)	7,800
<b>OTPS</b>		<b>230,248</b>
<b>TOTAL DIRECT EXPENSE</b>		<b>1,215,333</b>
	ANCILLARY/MED. SURG COSTS (\$15 per visit)	2,603
INDIRECT + ANCILLARY		39,045
<b>TOTAL EXPENSES</b>		<b>1,254,378</b>

REVENUE COLLECTIONS (Based on & EPIC data run provided by Revenue Cycle)

NEC CODE	Rate	VISITS/MEMBERS	Allocation	COLLECTIONS
FFS COLLECTIONS		2,603		439,794
WRAP PAYMENT		301		30,910
METROPPLUS RISK PURPLUS		11,839		215,000
HEALTHFIRST RISK SURPLUS		249		25,834
PATIENT CENTERED MEDICAL HOME				-
<b>TOTAL COLLECTIONS</b>				<b>711,539</b>
<b>SURPLUS / (DEFICIT)</b>				<b>(542,839)</b>





**NYC Health + Hospitals/Gotham  
South Queens Clinic  
and  
NYC Health + Hospitals/Queens Hospital Center  
Women Infants and Children (WIC)**

**114-02 Guy Brewer Blvd.  
Queens, NY**

**Capital Committee Meeting  
November 5, 2020**

**Dean Mhlatse, Interim Chief Executive Officer, NYC Health + Hospitals/Queens**

**Theodore Long MD, Sr. Vice President, Ambulatory Care**

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



# Background

- New York City Human Resources Administration (“NYC HRA”) oversees a program that allows other City agencies and not-for-profit organizations to use space in Multi-Service Centers located in City-owned buildings for the provision of community-oriented services.

- The fees charged to occupants of the MSCs are designed to cover the costs of operating the building.

- NYC H+H signs one year occupancy agreements with the non-profit, Neighborhood Housing Services of Jamaica, and NYC HRA for this site.



- In 2015, NYC H+H's Board of Directors authorized the execution of five one year agreements over a five year period for this site.

# Background

NYC H+H occupies a total of 9,930 square feet of space at the Guy Brewer Multi Service Center.

- Gotham Health operates primary health care programs in 7,453 square feet of space on the first and second floors.
  - Clinic programs include pediatrics and obstetrics/gynecology.
  - There are 2,603 annual visits at the site.
- The QHC WIC program provides nutrition programs for women and children located on the second floor and occupies 2,477 square feet.
  - The program serves 2,700 participants.
  - QHC operates two WIC sites.

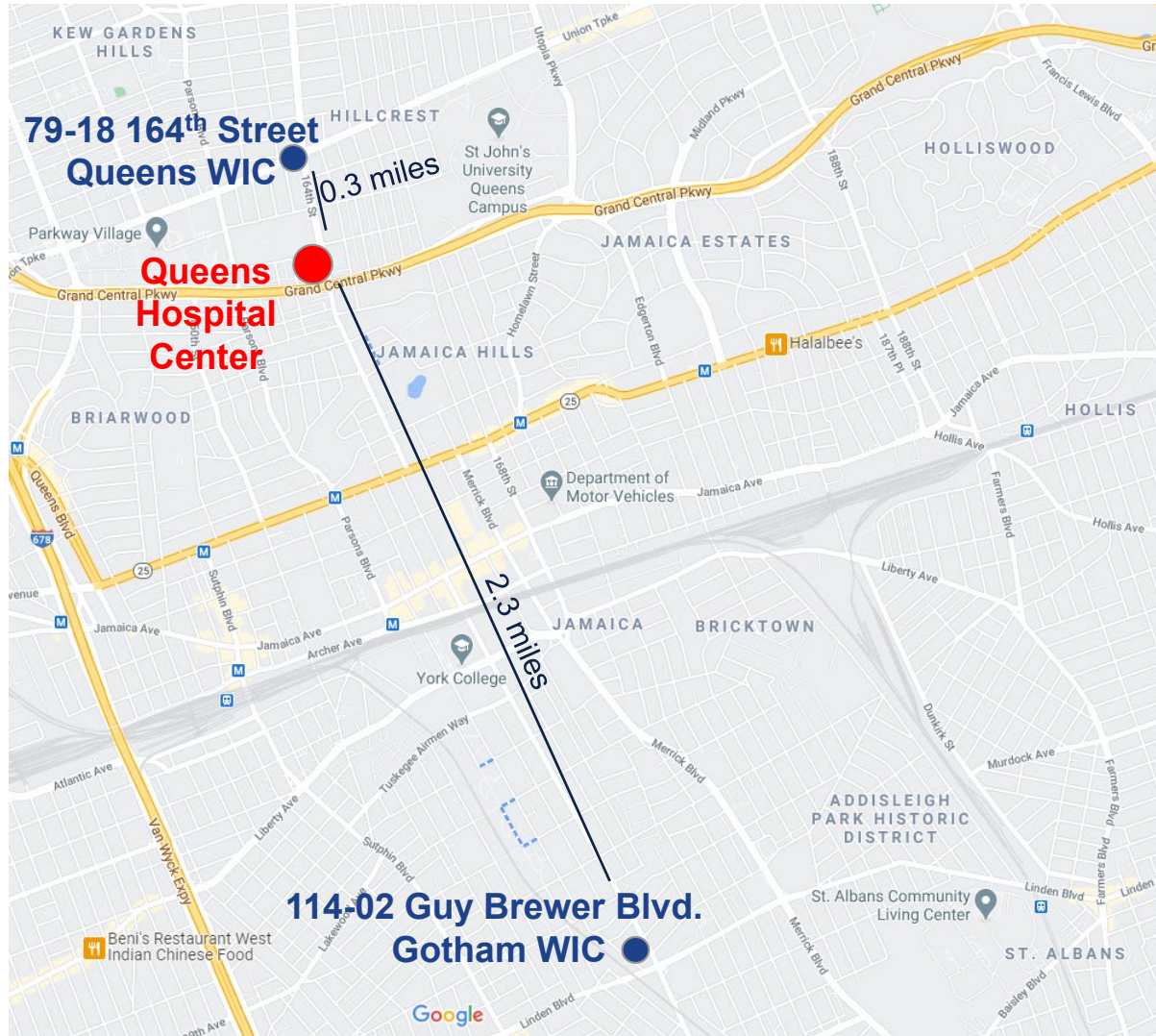
# Occupancy Fee

This resolution requests another five year authorization period with the following terms:

- \$25 per square foot, a \$2 per square foot utility surcharge and a \$1 per square foot seasonal cooling charge
- Fee includes water, utilities, housekeeping and security and building repairs.
- A New York State Department of Health (“NYSDOH”) grant provides funding for all WIC program operations including personnel and real estate.

Program	Floor Area(SF)	Annual Occupancy Fee	Utilities	Annual Total	Five Year
Gotham /Rm 101, 102, 217	7,453	\$186,325	\$16,769.25	\$203,094	\$1,015,471
Queens WIC/Rm 213	2,477	\$61,924	\$5,573.25	\$67,497	\$337,486
				\$270,592	\$1,352,958
			5 year total	\$1,352,957.50	

# Map





# Capital Committee Request

**RESOLVED**, that the New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to execute five successive one year revocable license agreements with the New York City Human Resources Administration (“HRA”) for the use and occupancy of approximately 9,930 square feet of space at 114-02 Guy Brewer Boulevard, Borough of Queens, known as the South Jamaica Multi-Service Center to operate various ambulatory health care services managed by Gotham Health (“Gotham”) and a Women, Infants, and Children program (the “WIC Program”) managed by NYC Health + Hospitals/Queens Hospital Center (the “Facility”) at an occupancy fee of \$25 per square foot, a \$2 per square foot utility surcharge, a \$1 per square foot seasonal cooling charge for a total of \$203,094.25 per year or \$27.25 per square foot and a five year total of \$1,015,471.25 for the Gotham space and \$67,497.25 per year or \$27.25 per square foot and a five year total of \$337,486.25 for the WIC program space.

# SAVITT PARTNERS

## Comps for 114-02 Guy R. Brewer Boulevard, Jamaica, NY 11434

Address	Cross Streets	Square Feet	Price Per SF
17818 107 <sup>th</sup> Ave.	Ruscoe St. & 107 <sup>th</sup> Ave.	15,000	\$19.00
106-03 Sutphin Blvd.	Sutphin Blvd. & 106 <sup>th</sup> Ave.	8,000	\$22.00
165-40 Baisley Blvd.	Baisley Blvd & Guy R. Brewer Blvd.	10,000	\$50.00- \$70.00
17111 Linden Blvd.	Linden Blvd. & Merrick Blvd.	10,836	\$26.29
122-10 Guy R Brewer Blvd.	Guy R Brewer Blvd. & 122 <sup>nd</sup> Ave.	3,000	\$100.00
228-02-228-06 Merrick Blvd.	122 <sup>nd</sup> -128 <sup>th</sup> St. & Merrick Blvd.	20,279	\$35.00- \$40.00
13320 Springfield Blvd.	Springfield Blvd. & 133 <sup>rd</sup> Rd.	1,200	\$53.50
134-40 Springfield Blvd.	Carson St. & 138 <sup>th</sup> Rd.	10,983	\$41.00- \$51.00

**LEASE EXTENSION**

**DR. MIKHAIL KANTIUS**

**WIC PROGRAM**

**79-18 164<sup>TH</sup> STREET, QUEENS**

**NYC HEALTH + HOSPITALS / QUEENS**



## **RESOLUTION**

Authorizing New York City Health and Hospitals Corporation (the "System") to sign a one year lease extension with Dr. Mikhail Kantius (the "Landlord") for the use of approximately 4,000 square feet of space at 79-18 164<sup>th</sup> Street, Borough of Queens to operate a Supplemental Food Program for Women, Infants and Children (the "WIC Program") managed by NYC Health + Hospitals/Queens Hospital Center (the "Facility") at a base rent of \$137,360 per year, or \$34.34 per square foot plus a Common Area Maintenance ("CAM") charge of \$14,199.96 per year and real estate taxes of approximately \$38,416.00 per year for a total annual occupancy cost of \$189,975.96 or \$47.49 per square foot; provided the system will hold an option to renew the lease for an additional four years.

**WHEREAS**, the Facility has operated a WIC Program at this location since 2012; and

**WHEREAS**, the System operates 17 WIC sites throughout the City located in a combination of rented properties and System controlled space; and

**WHEREAS**, like other WIC programs, the Facility's WIC Program provides nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income; and

**WHEREAS**, WIC Programs are funded by New York State Department of Health ("NYSDOH") grants and this program will continue to be operated and managed by the Facility.

**NOW, THEREFORE, be it**

**RESOLVED**, that New York City Health and Hospitals Corporation (the "System") be and hereby is authorized to sign a one year lease extension with Dr. Mikhail Kantius at a base rent of \$137,360 per year, or \$34.34 per square foot plus a Common Area Maintenance ("CAM") charge of \$14,199.96 per year and real estate taxes of approximately \$38,416.00 per year for a total occupancy cost of \$189,975.96 or \$47.49 per square foot; provided the System will hold an option to renew the lease for an additional four years.

## **EXECUTIVE SUMMARY**

### **NYC HEALTH + HOSPITALS/QUEENS HOSPITAL CENTER SUPPLEMENTAL FOOD PROGRAM FOR WOMEN, INFANTS AND CHILDREN 79-18 164<sup>TH</sup> STREET, BOROUGH OF QUEENS**

**OVERVIEW:** New York City Health and Hospitals Corporation (the “System”) seeks authorization from its Board of Directors to sign a one year lease extension with Dr. Mikhail Kantius (the “Landlord”) for the use of space at 79-18 164<sup>th</sup> Street, Borough of Queens, to operate a Women, Infants and Children Program (the “WIC Program”), managed by NYC Health + Hospitals/Elmhurst Hospital Center (“Queens”).

**NEED/PROGRAM:** Queens has operated a WIC Program at this location since 2012. The System operates WIC sites throughout the City located in a combination of rented properties and System controlled space. Like other WIC programs, the Queens WIC Program provides nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income. WIC Programs are funded by New York State Department of Health (“NYSDOH”) grants.

**UTILIZATION:** The WIC Program’s caseload is approximately 3,600 clients annually.

**TERMS:** The System will occupy approximately 4,000 square feet of space, and will pay a base rent of \$137,360 per year, or \$34.34 per square. The base rent represents a 2.5 % increase over the rent payable during the last year of the prior term. In addition to the base rent, the System will pay a Common Area Maintenance (“CAM”) charge of \$14,199.96 per year and real estate taxes of approximately \$38,416.00 per year. The total annual occupancy costs are \$189,975.96 or \$47.49 per square foot. The System will be responsible for payment of gas, electricity and water. The System will hold an option to renew the lease for an additional four years.

The landlord will be responsible for all interior and exterior maintenance and structural repairs on the premises. The System will be responsible for non-structural maintenance and repairs.

**FINANCING:** NYSDOH funds both rent and operating expenses at WIC sites.

## SUMMARY OF ECONOMIC TERMS

<b>SITE:</b>	79-18 164 <sup>th</sup> Street Borough of Queens Block 6857, Lot 0062
<b>LANDLORD:</b>	Dr. Mikhail Kantius
<b>FLOOR AREA:</b>	Approximately 4,000 square feet
<b>TERM:</b>	One year
<b>RENT:</b>	Base rent of \$137,360 per year, or \$34.34 per square foot
<b>CAM:</b>	\$14,199.96 per year
<b>REAL ESTATE TAXES:</b>	Approximately \$38,416.00 per year
<b>RENEWAL OPTION:</b>	One four year option
<b>UTILITIES:</b>	The System will be responsible for the payment of electricity, gas, and water.
<b>MAINTENANCE/ REPAIRS:</b>	The Landlord will be responsible for all interior and exterior maintenance and structural repairs. The System will be responsible for non-structural maintenance and repairs.
<b>FINANCING:</b>	WIC programs are fully funded by DOH grants which cover rent, personnel and other operating costs. There are generally no costs to the System for the operation of a WIC Program.



**NYC Health + Hospitals/Queens  
Hospital Center  
Women Infants and Children (WIC)  
79-18 164<sup>th</sup> Street  
Queens, New York**

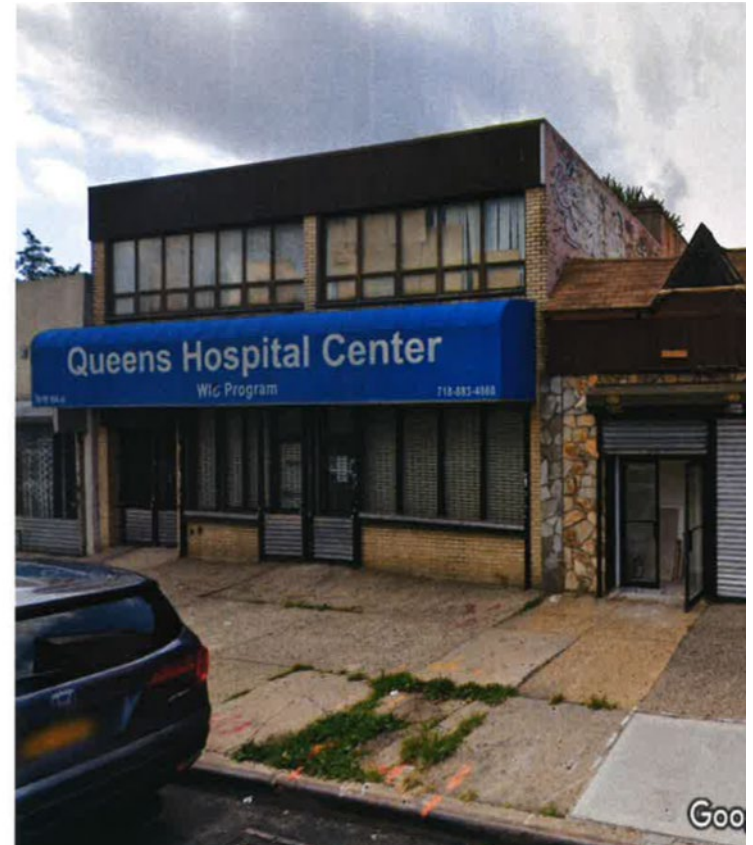
Capital Committee Meeting  
November 5, 2020

Dean Mhlatses, Interim Chief Executive Officer, NYC Health + Hospitals/Queens  
Christine Flaherty, Senior Vice President, Office of Facilities Development



# Background

- NYC H+H/Queens has operated a WIC program at this location since 2012. The program occupies 4,000 square foot on two floors.
- Pregnant, breastfeeding and postpartum women, infants and children less than five years of age who are determined to be a nutritional risk are eligible for WIC program services which include monitoring children's growth rates, nutrition education, breastfeeding support and high risk counseling.
- QHC has two WIC sites servicing the Jamaica/Northeastern Queens. There is a strong relationship with departments at QHC.



- This site serves 3,600 participants living in northeastern Queens.

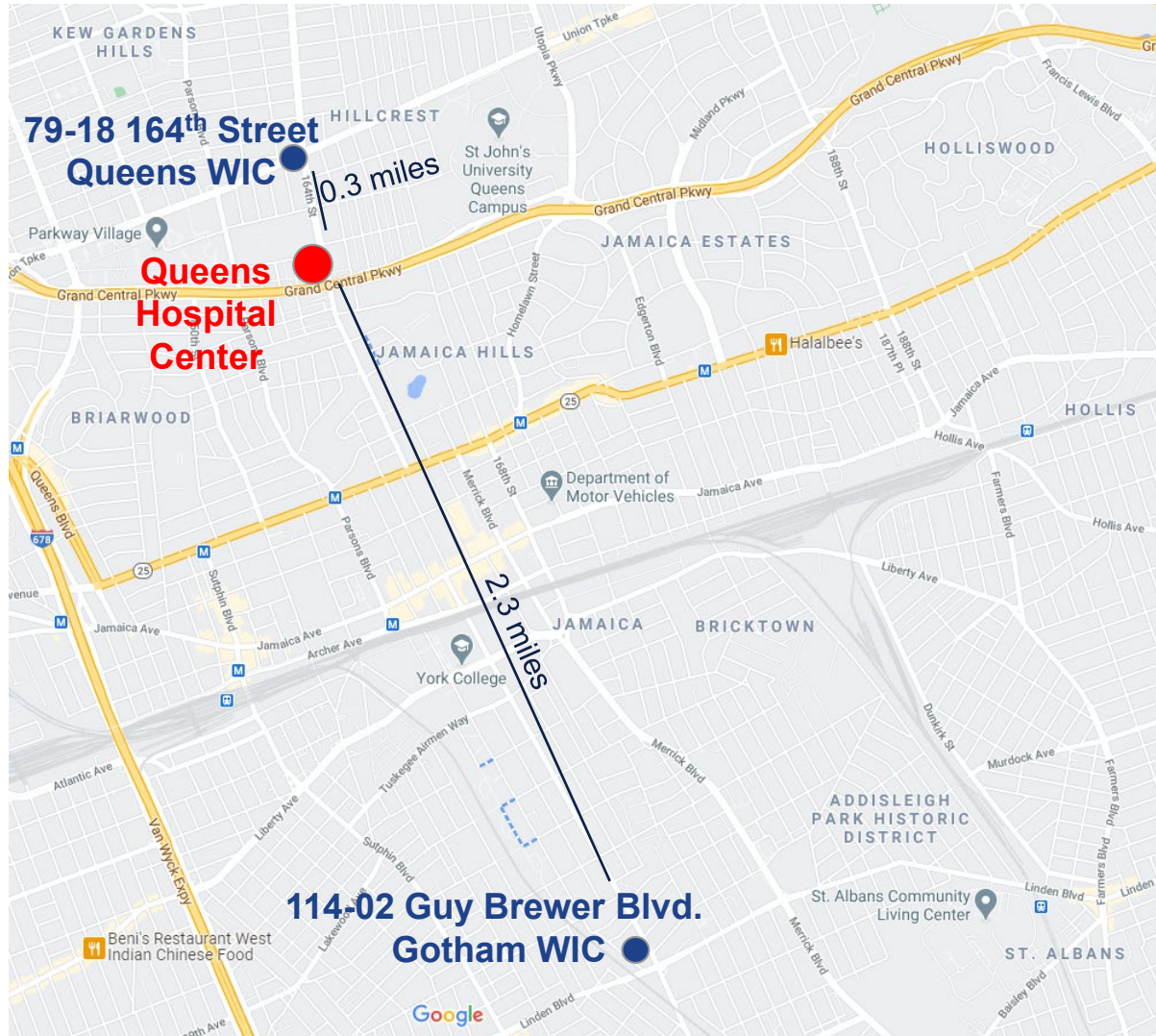
# Occupancy Fee

This resolution requests a one year extension:

- Base Rent at \$34.34 per square feet, a 2.5% increase above the current rent of \$33.51.
- Common Area Maintenance (“CAM”) charge of \$14,199.96 per year.
- Real estate taxes of \$38,416.00 per year.
- Total per square foot occupancy cost is within the fair market value range of \$45.50 - \$50.00 PSF.
- The new term will commence January 1, 2021.
- The lease will contain one option to renew for an additional four years.
- A New York State Department of Health (“NYSDOH”) grant provides funding all WIC program operations including personnel and real estate. Current funding expires September 2021 with future funding anticipated.

	Square Foot	BASE PSF	Annual Base	Annual CAM	Annual Tax	Annual Total	ALL IN PSF
1	4,000	\$ 34.34	\$ 137,360	14,199.96	\$ 38,416.00	\$ 189,975.96	\$ 47.49
2	4,000	\$ 35.20	\$ 140,794	14,554.96	\$ 39,376.40	\$ 194,725.36	\$ 48.68
3	4,000	\$ 36.08	\$ 144,314	14,918.83	\$ 40,360.81	\$ 199,593.49	\$ 49.90
4	4,000	\$ 36.98	\$ 147,922	15,291.80	\$ 41,369.83	\$ 204,583.33	\$ 51.15
5	4,000	\$ 37.90	\$ 151,620	15,674.10	\$ 42,404.08	\$ 209,697.91	\$ 52.42
						\$ 998,576.06	

# Map





# Capital Committee Request

**RESOLVED**, that New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to sign a one year lease extension with Dr. Mikhail Kantius at a base rent of \$137,360 per year, or \$34.34 per square foot plus a Common Area Maintenance (“CAM”) charge of \$14,199.96 per year and real estate taxes of approximately \$38,416 per year for a total occupancy cost of \$189,975.96 or \$47.49 per square foot; provided the System will hold an option to renew the lease for an additional four years.



# SAVITT PARTNERS

October 13, 2020

Mr. Dion Wilson  
Legal Affairs – Office of the General Counsel  
NYC Health + Hospitals Corporation  
125 Worth Street  
New York, 10013

Re: Fair Market Value Report  
H+H WIC program  
79-18 164<sup>th</sup> Street, Queens NY 11432-1115

Dear Dion:

You have requested that I comment on the value of the referenced property for the rental renewal. The current valuation reported describes the referenced premises as an H+H WIC program and gives the current rent valuation of \$33.51 per rentable square foot (RSF) on a single Net basis plus CAM and RE Taxes, bringing the cost to \$43.64. This shall serve to comment on the unit's rent valuation going forward.

This letter confirms that I've reviewed the proposal of the economic terms, as presented, of the lease by and between Landlord and NYC Health + Hospitals Corporation intended response as Tenant comprising the following:

- The unit is currently occupied and zoned for use as medical offices appropriate for the WIC sponsored program.
- The lease is up for renewal effective January 1, 2021 in accordance with a five-year renewal option.
- The Landlord has proposed renewal terms.
- The Tenant has responded with the terms provided herein.
- The unit collectively totals approximately 4,000 SF of the Ground Floor and Lower Level of the referenced premises.
- This evaluation is for the purpose of a lease renewal.

Landlord and Tenant agree to a proposal of starting base rent as an increase of 2.5% from the current term's final year's rate of \$33.51/SF. Currently, the Tenant is also responsible for CAM plus RE Taxes. The annual rent inclusive of those charges equals \$174,542.64 (\$43.64 PSF). The lease would be considered a Modified Gross Lease or Net Lease structure. The lease renewal calls for a 2.5% compounded yearly base rent increase, plus CAM charges and RE Taxes. CAM charges are also calculated at a 2.5% per year increase while RE Taxes are projected as remaining flat.

Landlord might claim rents to be greater than Tenant is currently paying, but given current market conditions we are skeptical. Further, there must be consideration given to a Tenant when

renewing its lease. The renewing Tenant will provide Landlord with a continued rent stream uninterrupted by vacancy, little or no Tenant Improvement Allowance, no gap in marketing a vacant space and the time it takes to do so, and any free rent which would be given to a new Tenant. In addition, ancillary costs such as architects and engineering, commissions, and hard and soft legal fees are also avoided.

(Please see space comparables.)

Given the proposed Landlord rent and NYC Health + Hospitals response, we value the rent at a range of \$45.50-50.00/RSF. The asking rent proposed by Landlord of \$34.34 PSF plus CAM plus RE Taxes, which will bring the starting rent to \$47.50 per foot, is consistent with the market. Further, the 2.5% asking rent increase is average for percentage rent escalations and remains consistent with current market conditions.

In the event that I can be of any further assistance to you, please do not hesitate to call.

If you have any further questions, please let me know.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michael Dubin", with a stylized, cursive script.

Michael E. Dubin  
Partner

Schedule A – Comparables

<b>Address</b>	<b>Cross Streets</b>	<b>Square Feet</b>	<b>Price Per SF</b>
71-45 160 <sup>th</sup> Street (Medical/Healthcare)	Park Avenue & 72 <sup>nd</sup> Avenue	358	\$36.80 NNN
71-44 160 <sup>th</sup> Street (Medical/Healthcare)	160 <sup>th</sup> Street & 72 <sup>nd</sup> Avenue	500	\$34.91 NNN
78-18-78-22 166 <sup>th</sup> Street (Medical/Healthcare)	166 <sup>th</sup> Street & Union Turnpike	1,401	\$33.18
77-10 164 <sup>th</sup> Street (Medical/Healthcare)	164 <sup>th</sup> Street & 77 <sup>th</sup> Avenue	2,200	\$37.10 + UTIL
17660 Union Turnpike (Medical/Healthcare)	Union Turnpike & Utopia Parkway	5,000	\$35.00 + UTIL
8657 Midland Parkway (Medical/Healthcare)	Midland Parkway & Wexford Terrace	5,050	\$36.00 + ELEC
7102 Park Avenue (Medical/Healthcare)	71 <sup>st</sup> Street & Park Avenue	7,250	\$38.00 MG
7063 Parsons Boulevard (Medical/Healthcare)	Parsons Boulevard & 71 <sup>st</sup> Avenue	3,400	\$40.00
80-15 164 <sup>th</sup> Street (Medical/Healthcare)	Union Turnpike & 164 <sup>th</sup> Street	3,100	\$42.46
7102-7122 Kissena Boulevard (Retail)	Kissena Boulevard & 71 <sup>st</sup> Avenue	3,580	\$65.00 MG
16801-16821 Union Turnpike (Retail)	Union Turnpike & 168 <sup>th</sup> Street	1,000	\$52.80 MG

# **CUSTOMER INSTALLATION COMMITMENT**

**DEPARTMENT OF CITYWIDE ADMINISTRATIVE  
SERVICES (DCAS) & NEW YORK POWER AUTHORITY  
(NYPA)**

**PHASE II ENERGY EFFICIENCY UPGRADES**

**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 City Department of Citywide Administrative Services (“DCAS”) and the New York Power Authority (“NYPA”) for an amount not-to-exceed \$27,714,280, including a 10% contingency of \$2,040,842, for the planning, design, procurement, construction, construction management and project management services necessary for Phase II - energy efficiency upgrades (the “Project”) at NYC Health + Hospitals/Lincoln (the “Facility”).

**WHEREAS**, in March 2005, NYC Health + Hospitals and the City of New York (the “City”), through the City Department of Citywide Administrative Services (“DCAS”) entered into an Energy Efficiency-Clean Energy Technology Program Agreement (“ENCORE Agreement”) with NYPA that establishes the framework for NYPA to manage energy related-projects for City agencies and affiliated entities; and

**WHEREAS**, in October 2017, the ENCORE Agreement was extended for a period of one year, from January 1, 2018 through December 31, 2018. This contract extension was registered with NYC Comptroller’s Office on November 15, 2017; and

**WHEREAS**, in September 2014, the City mandated an 80% reduction in greenhouse gas emissions in City-owned properties by 2050, managed by Division of Energy Management within Department of Citywide Administrative Services (“DCAS”); and

**WHEREAS**, the City, through DCAS, has allocated funding under the Accelerated Conservation and Efficiency (“ACE”) program, for improvements and upgrades to increase energy efficiency and energy cost savings at City-owned facilities in line with the PlaNYC initiative to reduce energy and greenhouse gas emissions of municipal operations 80% by 2050; and

**WHEREAS**, NYC Health + Hospitals has determined that it is necessary to address the proposed second phase of energy conservation measures at the Facility by undertaking the project at a not-to-exceed cost of \$27,741,280 (see Exhibit A – Executive Project Summary), to improve the reliability of its systems, as well as enhance the comfort and safety of the building’s occupants; and

**WHEREAS**, NYPA has bid the Project under design-build contract as per “New York City Public Works Investment Act” and has determined that it will cost \$27,714,280; and

**WHEREAS**, the Project cost in the amount of \$27,714,280 will be funded under PlaNYC initiative (\$27,000,000) and City’s General Obligations Bonds (\$714,280); and

**WHEREAS**, the Project will produce a total annual energy savings to the Facility of 5,008,077 kilowatts hours, and 52,261 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.

**NOW THEREFORE, be it**

**RESOLVED**, the New York City Health and Hospitals Corporation to execute a Customer Installation Commitment with the New York City Department of Citywide Administrative Services and the New York Power Authority for an amount not-to-exceed \$27,714,280, including a 10% contingency of \$2,040,842, for the planning, design, procurement, construction, construction management and project management services necessary for Phase II - energy efficiency upgrades at NYC Health + Hospitals/ Lincoln.

**EXECUTIVE SUMMARY**  
**NYC HEALTH + HOSPITALS/LINCOLN**  
**PHASE II ENERGY EFFICIENCY UPGRADES**

**OVERVIEW:** NYC Health + Hospitals seeks for phase II energy efficiency upgrades at NYC Health + Hospitals/Lincoln. NYPA has fully bid out the Project under the Design-Build contract as per “New York City Public Works Investment Act” (effective on December 31, 2019).

**NEED:** During the Comprehensive Energy Efficiency Audit of the Facility as mandated by Local Law 87, it was determined that several energy conservation measures (ECMs) highlighted in the audit report be addressed. The report identified several ECMs including controls upgrades of the existing air handling units and light emitting diode (LED) lighting upgrades in the Facility main building be implemented to enhance the reliability of the facility systems, as well as increase the comfort and safety of buildings occupants.

The Facility's main building has thirty-nine (39) air handling units (AHUs) that were installed in 1972. These AHUs are beyond their useful lives. Phase I of the Facility's energy efficiency measures included upgrading twenty (21) AHUs, replacing one hundred (100)+ induction units in patient rooms and retrofitting five thousand (5,000) fluorescent fixtures containing T-8 lamps with energy efficient LED on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors. Additional lighting upgrade is needed on the other floors including inpatient areas through the building. The Facility in 2006 was the recipient of a comprehensive lighting upgrade under the NYPA energy services program. During this upgrade, the vast majority of lights within the main building were upgraded to T-8 fixtures with electronic ballasts. These existing lighting fixtures and technologies are now inefficient and outdated.

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

- ❖ Retrofit the existing nine thousand (9,000)+ fluorescent fixtures containing T8 lamps with energy efficient LED tubes on floors 4 to 12 plus exterior and parking garage lighting upgrade. Automatic lighting controls will be provided where required by code;
- ❖ Air handling units not included under phase I will be upgraded in this phase. The AHUs upgrade will include replacing existing obsolete motors with National Electrical Manufacturers Association (NEMA) premium efficiency motors; installing motorized dampers; replacing pneumatic steam and chilled water control valves; applying epoxy coating to the unit casings; replacing induction units downstream of AC-8; and replacing steam and cooling coils;
- ❖ Wireless thermostats will be provided for terminal units that currently only have local pneumatic controls; these thermostats will allow monitoring and scheduled setbacks of space temperatures.

- ❖ A new Building Management system (BMS) will be installed to allow improvements to the AHUs, chillers and cooling tower controls.
- ❖ Replace thirty-two (32) sets of chilled/hot water piping risers serving the induction units.
- ❖ Modernization to six (6) passenger elevators.

**TERMS:** NYPA has competitively bid the project (27 bids were received) and has submitted a final total project cost to NYC Health + Hospitals of \$27,714,280, including \$2,040,842 in contingency. NYPA will be fully responsible for the project.

**SAVINGS:**     **Electrical:**  
 Energy Consumption Savings (quantity): 5,008,077 kilowatts-hours (KWh)  
 Annual Electric Energy Savings (dollars): \$651,050

**Fuel:**  
 Gas Use Reduction Savings (quantity): 52,261 therms  
 Gas Savings (dollars): \$41,809

Total Annual Estimated Savings: \$692,859

**FINANCING:** PlaNYC Capital - \$27,000,000 (no cost); and NYC General Obligations Bonds - \$714,280.

**SCHEDULE:** Completion by December 2022.



# **NYC Health + Hospitals/Lincoln**

## **Phase II Energy Efficiency Upgrades**

**Capital Committee**  
**November 5, 2020**

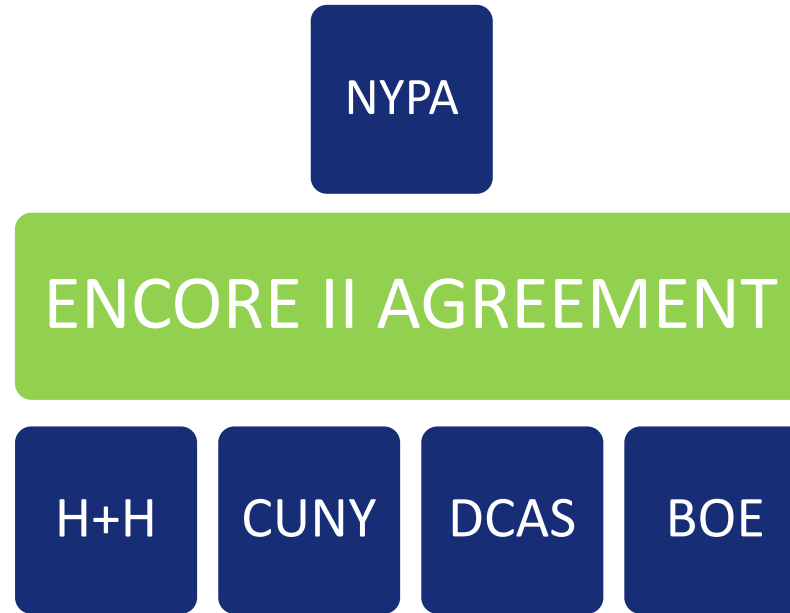
Christine Flaherty, Senior Vice President, Office of Facilities Development



# Project Background

- NYC Health + Hospitals/Lincoln is pursuing the second phase of the ongoing energy efficiency project that aims to reduce energy consumption and decrease green house gas emissions.
  - Upgrading MEP Systems – which have exceeded useful life
- **PHASE 1**
  - Upgrade 21 of the facility's 39 Air Handling Units (AHUs)
  - Replacing 100+ induction units
  - Upgrading 200+ wireless thermostats
  - Replace 5000 fluorescent lights to light emitting diodes (LEDs) on floors 1 to 3.
- **PHASE 2**
  - Upgrade remaining AHUs
  - Replace 200 additional induction units
  - Upgrade lighting on floors 4 to 12.
  - Elevator modernization
  - Chiller and riser upgrades.
  - Replace lights and fixtures to LEDs lighting in the building's parking garage and exterior.
  - Upgrade BMS

# 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 has fully bid out the Project under the Design-Build contract as per New York City Public Works Investment Act (effective on December 31, 2019).
- NYPA selected Guth DeConzo Construction Management Inc (Guth), as construction manager for this project; whose service was acquired through competitive bidding.
- NYPA has an active supplier diversity program, and has set forth a 30% MWBE goal to satisfy NYC MWBE guidelines.
- This project has all satisfied the 30% MWBE goal.

# MWBE Summary

- Guth DeConzo procured all subcontractors through competitive bidding – 27 bids received overall.
- MWBE 33.27% subcontractor utilization plan presented

Subcontractor	Certification	Supplies Service	Utilization Plan
Ohms Electric	WBE	Services	6.66%
ThreeTech Electric	MBE	Services	1.44%
Infinity Contracting Services	MBE	Services	2.97%
RNW Electric Corp.	MBE	Services	2.98%
Major Systems Mechanical Corp.	WBE	Services	1.73%
D & L Installations	WBE	Services	0.43%
Turtle & Hughes	WBE	Supplies	3.73%
Hailey Insulation Corp.	WBE	Services	1.70%
Sabir, Richardson & Weisberg	WBE	Services	0.28%
First Choice Mechanical	MBE	Services	2.06%
Lerco Electric	MBE	Services	1.27%
Power Connect Electric	WBE	Services	1.61%
KISS Construction	WBE	Services	6.42%

- Contract amount is \$20,081,884
- MWBE amount is \$6,740,662
- Projected completion is December 2022

# Project Budget

Lincoln – Phase II Energy Efficiency Upgrades	
(1) Design, Testing, Filing	\$ 1,261,622
(2) Construction	\$ 20,081,884
(3) Special Inspections	\$ 75,000
(4) Payment, Performance, and Bid Bonds	\$ 179,534
(5) Contingency	\$ 2,040,842 (10% of 2,3 & 4)
(6) Construction Management	\$ 1,010,217
(7) NYPA – Project Management	\$ 2,224,926
(8) Interest During Construction	\$ 820,255
<b>TOTAL</b>	<b>\$ 27,714,280</b>

# 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 \$27,714,280, including a 10% contingency of \$2,040,842, for the planning, design, procurement, construction, construction management and project management services necessary to perform Phase II Energy Efficiency Upgrades at NYC Health + Hospitals/Lincoln.



**CUSTOMER INSTALLATION COMMITMENT**

**NEW YORK POWER AUTHORITY (NYPA)**

**CHILLER PLANT UPGRADE**

**NYC HEALTH + HOSPITALS / METROPOLITAN**



## **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 \$12,622,632, including a 10% contingency of \$969,582, for the planning, design, procurement, construction, construction management and project management services necessary for the chiller plant upgrade (the "Project") at NYC Health + Hospitals/Metropolitan (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 31<sup>st</sup>, 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**, the existing chillers at the Facility have exceeded the end of their useful lives and are undersized for the undersized for the areas which they serve. These chillers are operated manually, resulting in inefficient energy usage primarily during periods of lower cooling load demands; and

**WHEREAS**, the Information Technology (IT) server closets located throughout the Facility's main building do not have adequate cooling in place; and

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

**WHEREAS**, NYPA has bid the Project under design-build contract as per "New York City Public Works Investment Act" and has determined that it will cost \$12,622,632; and

**WHEREAS**, the Project cost in the amount of \$12,622,632 will be funded through City's General Obligations Bonds; and

### **Page Two – Metropolitan Chiller Plant Upgrade**

**WHEREAS**, the Project will produce a total annual energy savings to the Facility of 2,026,000 kilowatts

hours; and

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

**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 \$12,622,632, including a 10% contingency of \$969,582, for the planning, design, procurement, construction, construction management and project management services necessary for the chiller plant upgrade at NYC Health + Hospitals/Metropolitan.

**EXECUTIVE SUMMARY**  
**NYC HEALTH + HOSPITALS/METROPOLITAN**  
**CHILLER PLANT UPGRADE**

- OVERVIEW:** NYC Health + Hospitals seeks to upgrade the chiller plant at NYC Health + Hospitals/Metropolitan. NYPA has fully bid out the Project under the Design-Build contract as per “New York City Public Works Investment Act” (effective on December 31, 2019).
- NEED:** The Facility has two (2) 1,150-ton chillers which have all far exceeded their useful lives and are undersized for the spaces they currently serve. In addition, one of three existing Marley cooling towers is inoperable and should be replaced.
- SCOPE:** The scope of work for this project includes but is not limited to the following:
- ❖ Demolish and remove two (2) 1,150-ton chillers plus mechanical starters and install two (2) new high efficiency 1,725-ton chillers with free-standing variable frequency drives (VFDs). The new chillers with VFDs will allow the Facility to ramp down the chillers as cooling loads decrease during the cooler ambient temperatures. Additional condensing water pump and chilled water pump will be added to the existing infrastructure;
  - ❖ Demolish and remove one (1) obsolete Marley cooling tower currently serving the central chilled water plant and install a new cooling tower to serve the plant;
  - ❖ Install thirty (30) fan coil cooling systems for Information Technology (IT) server closets located throughout the Facility’s main building. All insulation specialties including pipe fitting, thermal insulation, electric power and control wiring, duct modification, condensate drainage, and general contracting will be addressed under this phase of the project.
- TERMS:** NYPA has competitively bid the project (3 bids were received) and has submitted a final total project cost to NYC Health + Hospitals of \$12,622,632, including \$969,582 in contingency. NYPA will be fully responsible for the project.
- SAVINGS:** **Electrical:**  
Energy Consumption Savings (quantity): 2,026,000 kilowatts-hours (kWh)  
Electric Savings (dollars): \$263,380
- FINANCING:** NYC General Obligations Bonds - \$12,622,632.
- SCHEDULE:** Completion by March 2022.

# NYC Health + Hospitals/Metropolitan Chiller Plant Upgrade

Capital Committee  
November 5, 2020

Christine Flaherty, Senior Vice President, Office of Facilities Development



# Project Background

- NYC Health + Hospitals / Metropolitan (the Facility) currently has two (2) 1,150-ton chillers and three (3) Marley cooling towers. The Facility's existing total cooling capacity is 2,300 tons which is below the cooling needs for the spaces currently served.
- The Facility's chillers are at their useful life of 20 years.
  - Two of three Marley cooling towers were upgraded in 2007
  - 3<sup>rd</sup> cooling tower installed in 1998 is not in service due to several extensive upgrades needed.
- The Information Technology (IT) server closets installed throughout the Facility's main building over the past year do not have adequate cooling in place.
- This project which will demolish and remove the existing two (2) 1,150 chillers and install two (2) new 1,725-ton chillers with free-standing variable frequency drives, increasing the Facility's total cooling capacity by 50% from 2,300 tons to 3,450 tons.
- The project will also replace one (1) existing Marley cooling tower with a new cooling tower and install new fan coil systems for IT server closets in the Facility's main building.

# Prototypes of New Chiller & Cooling Tower

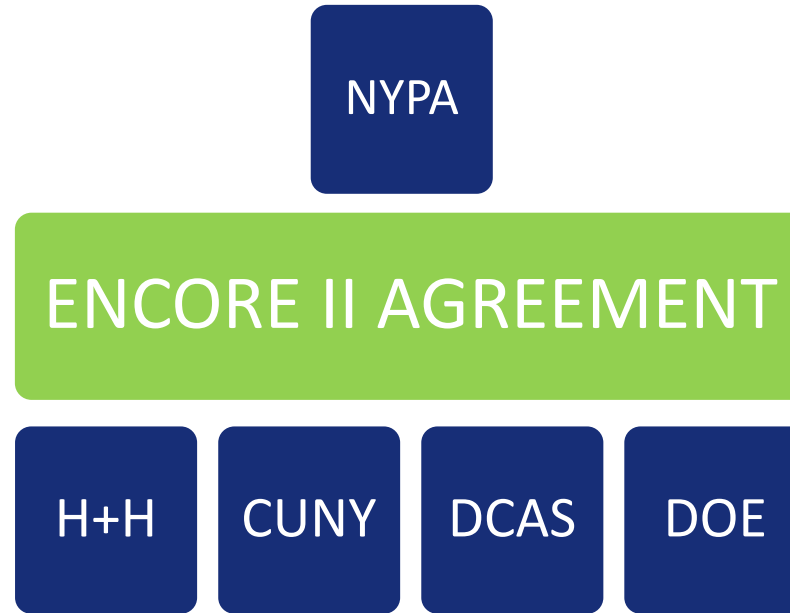


CHILLER



COOLING TOWER

# 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 has fully bid out the Project under the Design-Build contract as per New York City Public Works Investment Act (effective on December 31, 2019).
- NYPA selected Guth DeConzo Construction Management Inc (Guth DeConzo), as construction manager for this project; whose service was acquired through competitive bidding.
- Three bidders (Carrier Corporation, Dynamic Mechanical, and Interstate Mechanical), submitted bids for the project. The lowest qualified bidder was Carrier Corporation.
- NYPA has an active supplier diversity program, and has set forth a 30% MWBE goal to satisfy NYC MWBE guidelines.
- Carrier Corporation has satisfied the 30% MWBE goal.



# MWBE Summary

- Carrier Corporation is the lowest responsible bidder. 3 bids were received.
- MWBE 36% subcontractor utilization plan presented.

Subcontractor	Certification	Supplies/Services	Utilization Plan %
INFINITY CONTRACTING SERVICES CORP.	MBE	SERVICES	14.2%
RNW ELECTRIC CORP.	MBE	SERVICES	3.7%
G.M. INSULATION CORP	M/WBE	SERVICES	3.0%
SHADOW TRANSPORT INC.	WBE	SERVICES	4.3%
MAJOR SYSTEMS MECHANICAL CORP.	WBE	SERVICES	10.8%

- Contract amount is \$8,831,000
- MWBE amount is \$3,186,633
- Projected completion March 2022
- Evaluation: Excellent (based on three evaluations, with ratings of good, excellent and excellent).

# Project Budget

## Metropolitan – Chiller Plant Upgrade

(1) Design, Testing, Filing	\$ 355,000
(2) Construction	\$ 8,831,000
(3) Alternates	\$ 465,000
(4) Payment, Performance, and Bid Bonds	\$ 44,826
(5) Contingency	\$ 969,582(10% of lines 1,2,3&4)
(6) Construction Management	\$ 749,029
(7) NYPA – Project Management	\$ 1,173,195
(8) Interest During Construction	\$ 35,000
<b>TOTAL</b>	<b>\$ 12,622,632</b>

# 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 \$12,622,632, including a 10% contingency of \$969,582, for the planning, design, procurement, construction, construction management and project management services necessary for the chiller plant upgrade at Health + Hospitals/Metropolitan.



**CONTRACT APPROVAL**

**CONSTRUCTION MANAGEMENT**

**AECOM, USA**  
**ARMAND CORPORATION**  
**GILBANE BUILDING COMPANY**  
**JACOBS PROJECT MANAGEMENT**  
**MCKISSACK & MCKISSACK**  
**TDX CONSTRUCTION CORPORATION**  
**THE MCCLOUD GROUP, LLC**

**SYSTEM-WIDE USE**

## **RESOLUTION**

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to negotiate and execute requirements contracts with seven Construction Management ("CM") consulting firms namely AECOM USA Inc, Armand Corporation, Gilbane Building Company, JACOBS Project Management Co., McKissack & McKissack, TDX Construction Corporation, The McCloud Group LLC., to provide professional CM services; 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 Construction Management services; 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 ("NYC Health + Hospitals") to negotiate and execute requirements contracts with seven Construction Management ("CM") consulting firms namely AECOM USA Inc, Armand Corporation, Gilbane Building Company, JACOBS Project Management Co., McKissack & McKissack, TDX Construction Corporation, The McCloud Group LLC., to provide professional CM services; 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

AECOM USA Inc, Armand Corporation, Gilbane Building Company, JACOBS Project Management Co., McKissack & McKissack, TDX Construction Corporation, The McCloud Group LLC.,

- 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 Construction Management Services 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 Construction Management 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. Armand Corporation, McKissack & McKissack, The McCloud Group are certified MWBE vendors.

# Construction Management Contracts

**Capital Committee**  
**November 5, 2020**

Oscar Gonzalez, Assistant Vice President, Office of Facilities Development

# Overview

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- H+H requires professional construction management services on an as needed basis, for projects throughout the system. Services include:
  - Perform construction administration functions, i.e., report writing, scheduling, reviewing material, inspecting work, making timely recommendations, performing progress analysis, record keeping, investigating and preparing contractor evaluations in keeping with the Corporation's policies and procedures.
  - Provide and monitor various types of testing, including laboratory analysis and reports.
  - Provide CM Services during the construction period by qualified inspectors.
- The current contracts in place for CM services expire December 31<sup>st</sup>, 2020.
- Pool value is \$15,000,000
- Current spend for CM services: \$7,644,405.23
- Term of contracts: Three years (one base year, two one-year options to renew)



# 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 Firm's 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
- Queens representative
- Enterprise Information Technology Services representative

# Overview of Procurement

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- 10/29/2019: CRC approved an application to issue solicitation.
- 02/06/2020: RFP sent directly to vendors and posted to City Record.
- 02/14/2020: mandatory pre-proposal conference call, 40 vendors attended
- 02/28/2020: proposal deadline, 19 proposals received
  - All proposals had robust MWBE utilization plans with MWBE subconsultants
- 09/18/20: evaluation committee reviewed proposals and conducted proposal-only scoring. Based on the natural break of the scoring, 12 CM vendors were invited in to present to the evaluation committee
  - 3 MWBE shortlisted firms
- 10/15/20: Vendor presentations and evaluation committee scoring concluded
  - 3 MWBE firms selected

# Highlights of Firms Selected

- We are seeking approval to enter into contract for Construction Management services

VENDOR	RATING	DATE OF WORK	DESCRIPTION OF WORK	AGENCY
AECOM USA Inc.	GOOD	8/9/17-8/818	Campaign - FENDERING SYSTEMS STATEN ISLAND FERRY	DEPT OF TRANSPORTATION
	GOOD	11/1/17-10/31/18	AECOM 20080002387	DDC
	GOOD	6/28/19-627/20	EHSM-03 (BEDC)	DEPT OF ENVIRON PROTECTION
Armand Corporation (MWBE)*	EXCELLENT	04/01/20-Current	CM services to design and Construct T2 sites	DDC
Gilbane Building Company	EXCELLENT	11/20/12-3/31/13	PE-826-062713010454-1	DEPT OF ENVIRON PROTECTION
Jacobs Project Management Company	GOOD	5/1/19-4/30/20	Campaign - TO#014A-S136-383N	DDC
	GOOD	8/22/19-8/21/20	Campaign - TO#045A-LQD122-WN	DDC
	GOOD	4/23/19-4/22/20	CO293SP- Commissioning Svcs Bronx Supreme Court Fire Alarm	DDC
McKissack & McKissack (MBE)*	EXCELLENT	3/5/19 -3/4/20	NC-61A- Construction Management Services for Newtown Creek N	DDC
	EXCELLENT	3/26/19-3/25/20	NC-61 - CM SERVICES FOR NEWTOWN CREEK NATURE WALK PH2	DDC
TDX Construction Company	EXCELLENT	7/12/19-7/11/20	Campaign - PW348-84 partial #1	DDC
	GOOD	7/1/12-11/5/12	PE-850-012913005466-1	DDC
The McCloud Group LLC (MBE)*	GOOD	4/27/19-4/26/20	HWXF2000B- Construction Management svcs for DOT office Bldg	DDC
	GOOD	4/27/18-4/26/19	Campaign - Construction Management services for DOT office Bldg	DDC

- 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 39 MWBE specialty subconsultants)
- \* Denotes MWBE certified vendor

# Architectural/Engineering MWBE Plans

Vendor	Subcontractors	Certification	Service Type	%
AECOM USA Inc.	A.G. Consulting Engineering, PC. DACK Consulting Solutions, Inc. Environmental Code Consultants, Inc. Ichor Strategies Infinite Consulting Corp. Malick & Scherer PC M-To-Pros Development, Inc. Work in Progress	MBE MWBE MBE MWBE MBE MBE MWBE WBE	Inspection, Project Engineering, MEP, BIM, MEP, Document Control Inspections, Superintendent, MEP Superintendent, MEP estimating, Cost Estimating, scheduling, and Document Control Expediting and Permitting Document Control and Community Relations MEP Estimating and Safety Inspection, MEP Superintended, Estimating, Project Engineering Inspection, Project Engineering, Document Control Inspection	30%
Armand Corporation	A.G. Consulting Engineering, PC. Ellana Inc. Promatech Inc.	MBE WBE WBE	MEP and Constructability Review Services Scheduling and Estimating Services Estimating Services	30%
Gilbane Building Company	A.G. Consulting Engineering, PC. CAFECO Group, LLC The Heinrich Group, LLC Laland Baptiste, LLC M-To-Pros Development, Inc. Work in Progress Deborah Bradley Construction and MMGT DACK Consulting Solutions, Inc. MCCGUSA LTD Entech Engineering, PC.	MBE MWBE MBE MWBE MWBE WBE WBE MWBE MBE WBE	Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services Construction Management Services	30%
Jacobs Project Management	A.G. Consulting Engineering, PC. Work in Progress CAFECO Group, LLC	MBE WBE MWBE	Inspection and MEP Inspection Project and Construction Support Project Engineering and Construction Support	30%

# Architectural/Engineering MWBE Plans

Vendor	Subcontractors	Certification	Service Type	Percentage
McKissack & McKissack	A.G. Consulting Engineering, PC.  Work in Progress Associates  JCMS Inc.  CAFCO Group, LLC  Infinite Consulting Corp.  BuiStudios LLC	MBE  WBE  MBE  MWBE  MBE  WBE	Superintendents, Assistant PM, Project Engineers, Inspectors, MEP PM, BIM Support, Constructability Review Superintendents, Assistant PM, Project Engineers, Inspectors, MEP PM, Constructability Review Superintendents, Inspectors, Document Control, Estimating, Scheduling, MEP PM Superintendents, Assistant PM, Project Engineers, Document Control Superintendents, Inspectors, Estimating, Scheduling, Construction Managers Assistant PM, Project Engineers, Inspectors	30%
TDX Construction Corporation	Group PMX CAFCO Group, LLC MDS Construction Mgmt. GP Shah Associates HFEChavez Caso & Associates	MBE MWBE MBE WBE MBE WBE	Providing Field Staff Providing Field Staff Providing Field Staff Cost Estimating Cost Estimating Expediting Services	30%
The McCloud Group LLC	DACK Consulting Solutions, Inc. Work in Progress Associates Ellana Inc.	MWBE WBE WBE	Construction Management Services Construction Management Services Estimating Services	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 Construction Management (“CM”) consulting firms namely AECOM USA Inc, Armand Corporation, Gilbane Building Company, JACOBS Project Management Co., McKissack & McKissack, TDX Construction Corporation, The McCloud Group LLC., to provide professional CM services; 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 or Board review of contract

Vendor: AECOM USA, Inc.

Date: October 30, 2020

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

**Vendor Responsibility**

Pending

**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 or Board review of contract

Vendor: Armand Corporation

Date: October 30, 2020

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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.



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 or Board review of contract

Vendor: Gilbane Building Company

Date: October 30, 2020

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

**Vendor Responsibility**

Pending

**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 or Board review of contract

Vendor: Jacobs Project Management

Date: October 30, 2020

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

**Vendor Responsibility**

Pending

**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 or Board review of contract

Vendor: The McCloud Group, LLC

Date: October 30, 2020

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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.

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 or Board review of contract

Vendor: McKissack & McKissack

Date: October 30, 2020

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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.



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 or Board review of contract

Vendor: TDX Construction Corporation

Date: October 30, 2020

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

**Vendor Responsibility**

Pending

**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.