

**CAPITAL COMMITTEE
MEETING AGENDA**

February 8, 2021

10:00 AM

Virtual Meeting

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – December 3, 2020**
- **SENIOR VICE PRESIDENT’S REPORT**

Feniosky Peña-Mora

Christine Flaherty

ACTION ITEMS

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (the “System”) 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 \$8,212,020, including a 10% contingency of \$597,318, for the planning, design, procurement, construction, construction management and project management services necessary for energy efficiency upgrades (the “Project”) at NYC Health + Hospitals/Queens (the “Facility”).

Vendex: NA
EEO: NA

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

February 8, 2021

Capital & IT Committees Meeting - December 3, 2020**As reported by** Feniosky Peña-Mora/José Pagán**Committee Members Present:** José Pagán, Feniosky Peña-Mora, Freda Wang, Sally Piñero-Hernandez, Scott French representing Steven Banks in a voting capacity, Barbara Lowe, Mitchell Katz.

Mr. Pagán called the meeting to order at 9:05 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on November 10, 2020 were approved.

Mr. Peña-Mora joined the meeting at 9:07

Senior Vice President's Report

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

Mrs. Flaherty noted that the agenda would include one EITS contract resolution and one construction contract resolution, a culmination of efforts by the bidding team lead by Ricky Tulloch and IT colleagues led by Kim Mendez and Jeff Lutz.

She explained that over the past week, H+H had successfully opened its first of three COVID Center of Excellence (COE) at 1920 Webster Avenue in the Bronx. Opening this site included tremendous team work with our office, Gotham Health, Supply Chain and EITS as well as tremendous great efforts from Perkins Eastman, NYC Department of Design and Construction (DDC), Gilbane and all the subcontractors. The new Center of Excellence site was designed to meet the unique needs of patients recovering from COVID-19, including specialized services like lung and heart care, radiology and diagnostic services, and mental health services. The site would also offer comprehensive primary care health services.

In addition, the preliminary phase 1 construction completion milestone for the COVID care areas was reached on 11/25/20 at the Queens COE site. Special thanks to Michelle Lewis for her leadership and also Starlene Scott for getting us across the finish line. In addition, the Planning, Design, and Construction team had started work on the Outposted Therapeutic Housing Units project, which is currently the largest value capital program in the H+H portfolio. This project would improve access to care for patients in the correctional system whose clinical condition required access to specialty and subspecialty care. The two units would be located at Bellevue Hospital and Woodhull Hospital with work currently scheduled to be completed in 2024.

The Facility Operations team continues to be busy with COVID related work to keep staff and patients safe. The team is currently working on providing as many hemodialysis tie-ins across the acute-care facilities, providing patient visualization in each of the patient rooms, and providing high level filtration in all of the dental rooms. In addition,

the team also worked with Supply Chain and Pharmacy colleagues to provide the electrical service required to power the deep freezers for the COVID vaccine. She was happy to report that every facility had a deep freezer that was ready and powered to begin storing the vaccine once it is available.

She noted that the contract team has been extremely busy and the system had seen a significant increase in the number of bid submissions from vendors per project and were averaging 15 bids per project. Due to the increased number of bidders per project, costs had decreased by an average of 17% in cost estimates.

Mrs. Flaherty read the resolution:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Rising Sun Construction, LLC (the "Contractor") for an amount not to exceed \$12,425,781.30 for construction services necessary for the reconstruction of the exterior façade rehabilitation at NYC Health + Hospitals / Harlem Hospital Center (the "Facility") with a 15% contingency of \$1,866,453 for unexpected changes in scope yielding a total authorized expenditure of \$14,292,234, with a total project budget of \$16,527,512.

Mrs. Flaherty was joined by Ebone Carrington, Executive Director, NYC Health + Hospitals / Harlem. Ms. Carrington provided a description of current status of the exterior, installation and community concern regarding the side walk shed in place, and the project benefits to the facility and community. Mrs. Flaherty provided an overview of the solicitation, background on the project, expectations for delivery and project completion and noted her efforts to reduce the number of side-walk sheds surrounding buildings throughout the system.

The Committee requested information on the status of a possible COVID Center for Excellence in Harlem that has seen high numbers of positivity, and transportation linkage from the community to the other COE. Ms. Carrington responded that Harlem does have a testing site on campus, along with community partnerships to provide care. She also informed the Committee that Harlem does have transportation services that it provides to patients.

There was also a request that information be included in MetroPlus food boxes regarding the COEs, Mrs. Flaherty will follow-up with MetroPlus on this issue.

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

Ms. Mendez read the resolutions - **the following resolution is for consideration by the Joint Capital and IT Committees:**

Authorizing New York City Health and Hospitals Corporation (the "System" to execute a three-year requirements contracts with each of G-Systems, Inc. ("G-Systems"), Coranet Corp. ("Coranet") and Mason Technologies, Inc. ("Mason") for structured cabling services and rack/cabinet solutions with the System with two one-year options to renew such contracts with each firm and with the total cost of all three contracts over their full potential five-year terms not to exceed \$75.5M.

Ms. Mendez, Senior Vice President, EITS, joined by Mrs. Flaherty and Jeffrey Lutz, Senior Assistant Vice President, Enterprise Infrastructure. Mr. Lutz reviewed the power point presentation, including; strategic overview, procurement/solicitation, estimates and historical spend used to reach the pool value being requested, plan for award (for large and small projects) and an outline of MWBE award and participation.

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 9:50 AM.

CONTRACT APPROVAL

**CUSTOMER INSTALLATION AGREEMENT W/ NEW
YORK CITY DEPARTMENT OF CITYWIDE
ADMINISTRATIVE SERVICES (DCAS) & NEW YORK
POWER AUTHORITY (NYPA)**

ENERGY EFFECIENCY UPGRADES

NYC HEALTH + HOSPITALS / QUEENS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") 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 \$8,212,020, including a 10% contingency of \$597,318, for the planning, design, procurement, construction, construction management and project management services necessary for energy efficiency upgrades (the "Project") at NYC Health + Hospitals/Queens (the "Facility").

WHEREAS, DCAS has made a series of agreements with NYPA for NYPA to manage energy saving projects in City-owned buildings in which the System, with other non-Mayoral agencies, participates; and

WHEREAS, under the NYPA-DCAS agreements, individual energy savings projects are committed and documented through CICs, which function similarly to work orders off of a requirements contract; 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 DCAS; and

WHEREAS, the City has allocated funding under the Accelerated Conservation and Efficiency ("ACE") program for energy savings projects at City-owned facilities in line with the PlaNYC initiative; and

WHEREAS, NYC Health + Hospitals has determined that it is necessary to address the proposed energy efficiency measures at the Facility by undertaking the Project at a not-to-exceed cost of \$8,212,020 to improve the reliability of its systems and enhance the comfort and safety of the building's occupants; and

WHEREAS, NYPA has bid the Project under a design-build contract pursuant to the New York City Public Works Investment Act and has determined that it will cost \$8,212,020; and

WHEREAS, the Project cost will be funded under PlaNYC ACE initiative (\$5,979,244) and City's General Obligations Bonds (\$2,232,776); and

WHEREAS, the Project will produce a total annual energy savings to the Facility of 1,482,185 kilowatt hours of electricity, and 213,322 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 is hereby authorized 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 \$8,212,020, including a 10% contingency of \$597,318, for the planning, design, procurement, construction, construction management and project management services necessary for energy efficiency upgrades at NYC Health + Hospitals/ Queens.

EXECUTIVE SUMMARY
NYC HEALTH + HOSPITALS/QUEENS
ENERGY EFFICIENCY UPGRADES

OVERVIEW: NYC Health + Hospitals seeks approval for an energy upgrades at NYC Health + Hospitals/Queens. NYPA will manage procurement, design and construction management.

NEED: During the Comprehensive Energy Efficiency Audit of the Facility as mandated by Local Law 87, several energy efficiency measures were identified. The report identified several projects including upgrading mechanical, electrical, and plumbing systems; which have all exceeded their useful lives. Once implemented, these upgrades will enhance the reliability of the facility systems, as well as increase the comfort and safety of buildings occupants.

The Project will upgrade the existing boiler controls, install a new chiller optimization controls for the Main Building chiller plant, replace the existing inoperable exterior wind/solar hybrid lights with new wind/solar hybrid lights, replace the windows on six floors of the “N Building,” install pipe insulation and a heat pump hot water heater for the “N Building” hot water system.

SCOPE: The scope of work for the Project includes:

- ❖ Upgrade Boiler controls for three existing boilers
- ❖ Install chiller optimization controls at the Main Building chiller plant
- ❖ Replace four existing exterior pole mounted wind/solar hybrid lights
- ❖ Replace 223 windows on six Floors in “N Building”
- ❖ Install approximately 2,441 ft of pipe insulation
- ❖ Install a heat pump hot water heater for “N Building” hot water system

TERMS: NYPA competitively bid the Project. 12 bids were received. The final total Project cost will be \$8,212,020, including a \$597,318 contingency. NYPA will be fully responsible for the Project.

SAVINGS: Energy Consumption Savings (quantity): 1,482,185 kilowatt-hours (kWh)
Electrical: Annual Electric Energy Savings (dollars): \$192,684

Natural Gas: Gas Use Reduction Savings (quantity): 213,322 therms
Annual Gas Savings (dollars): \$194,243

Total Annual Estimated Savings: \$386,927

FINANCING: DCAS OneNYC Capital - \$5,979,244; and City Capital Funding - \$2,232,776.

SCHEDULE: Completion by December 2022.

MWBE: Specific MWBE firms have been identified for 71% of the Project.



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

From: Keith Tallbe Tallbe, Keith
Senior Counsel
Office of Legal Affairs

Digitally signed by Tallbe, Keith
Date: 2021.02.05
13:36:54 -05'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: New York Power Authority

Date: February 5, 2021

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

Vendor Responsibility

Not applicable

EEO

Not applicable

MWBE

71% Utilization Plan

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

NYC Health + Hospitals/Queens Energy Efficiency Measures Upgrade

Capital Committee
February 8, 2021

Christine Flaherty, Senior Vice President, Office of Facilities Development
Oscar Gonzalez, Assistant Vice President, Office of Facilities Development



Project Background

- NYC Health + Hospitals/Queens is pursuing an efficiency project at the facility, that aims to reduce energy consumption and decrease green house gas emissions.
- This energy program at Queens Hospital focuses on addressing several energy efficiency measures including upgrading mechanical, electrical, and plumbing (MEP) systems; which have all exceeded their useful lives.
- NYC Health + Hospitals/Queens Energy Efficiency Measures
 - Upgrade Boiler controls for three (3) existing boilers
 - Install chiller optimization control package (Main Building chiller plant)
 - Replace four (4) existing exterior pole mounted wind/solar hybrid lights
 - Replace (223) Windows on six (6) Floors in “N” Building (1, 2, 5, 6, 7, & 8)
 - Pipe Insulation (approximately 2,441 ft)
 - Install heat pump hot water heater for “N” Building domestic hot water (DHW) system



NYC Health + Hospitals/Queens “N” Building



Existing Conditions:

Chiller Plant



Exterior Lighting



Bldg N Windows



Steam Piping



DHW System



Financing & Annual Savings

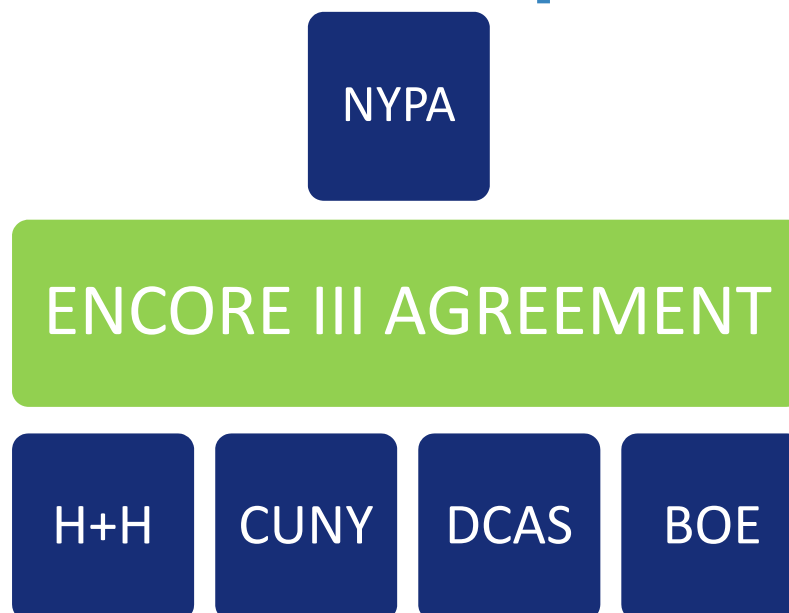
➤ Financing:

- DCAS OneNYC Capital: \$5,979,244
- City Capital Funding: \$2,232,776
- Total Financing: **\$8,212,020**

Annual Savings		
Source	Savings (consumption)	Savings (dollars)
Electrical	1,482,185 kilowatt-hours (kWh)	\$192,684
Natural Gas	213,322 therms	\$194,243
Total Annual Estimated Savings (dollars)		\$386,927



Our Relationship with NYPA



- On behalf of the City, DCAS led and finalized Encore III, which is now fully executed.
- Encore III agreement has finalized and is now in effect as of January 1, 2021



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. Guth DeConzo has received an 85% approval rating based on evaluation of 234 historical projects. Evaluation criteria includes performance on feasibility study, design, CIC and construction management. Guth DeConzo is also the most cost effective of NYPAs CMs.
- Guth DeConzo oversaw the bid process following NYPA's procurement guidelines.
- The subcontractors for this project are:
 - Interstate Mechanical
 - Automated Logic Corporation
 - ABLE Company
 - Candela Systems Corporation*
 - Whitestone Construction**
- NYPA has an active supplier diversity program, and has set forth a 30% MWBE goal to satisfy NYC MWBE guidelines. This project is currently at a 15% MWBE utilization plan and is expected to increase to 71%, pending MWBE certification applications currently in queue.

*Self-performing MWBE certified subcontractor as of January 25, 2021.

**Self-performing MWBE certification currently pending as of January 25, 2021.



MWBE Summary

PROJECT	PRIME	SUBCONTRACTOR	MWBE CERTIFICATION	SERVICE/SUPPLIES	UTILIZATION PLAN	DOLLAR VALUE
Heat Pump	Interstate Mechanical	Celtic Sheetmetal	WBE	Services	7.10%	\$ 34,910.70
		Multiphase Electric	WBE	Services	7.60%	\$ 37,369.20
		IAR Insulation	MBE	Services	1.40%	\$ 6,883.80
		Independent Testing & Balancing	MBE	Services	0.30%	\$ 1,475.10
TOTAL CONTRACT AMOUNT	\$ 491,700.00	TOTAL MWBE SPEND	\$ 80,638.80			
		MWBE %	16%			
Chiller Optimization	Automated Logic Corporation	Emelec Electric	MBE	Services	13.50%	\$ 68,040.00
TOTAL CONTRACT AMOUNT	\$ 504,000.00	TOTAL MWBE SPEND	\$ 68,040.00			
		MWBE %	14%			
Boiler Control Upgrades	Associated Boiler Line Company	OHM's Electrical Corporation	WBE	Services	18%	\$ 221,670.36
		Turtle & Hughes	WBE	Supplies	5%	\$ 61,575.10
		Definitive Piping	MWBE	Services	8%	\$ 98,520.16
TOTAL CONTRACT AMOUNT	\$ 1,231,502.00	TOTAL MWBE SPEND	\$ 381,765.62			
		MWBE %	31%			
Exterior Lighting	Candela Systems	NA	MBE	Self-Perform	100%	179,368
TOTAL CONTRACT AMOUNT	\$ 179,368.00	TOTAL MWBE SPEND	\$ 179,368.00			
		MWBE %	100%			
Window Replacement	Whitestone Construction Corp.	Citywide Environmental Services	WBE	Services	3.6%	\$ 121,572.00
		Park Avenue Building Supplies	MBE	Supplies	1.0%	\$ 33,770.00
TOTAL CONTRACT AMOUNT	\$ 3,377,000.00	TOTAL MWBE SPEND	\$ 155,342.00			
		MWBE %	5%			
TOTAL VALUE OF ALL CONTRACTS	\$ 5,783,570.00	<div>■ MWBE 15% subcontractor utilization plan presented</div> <div>■ Whitestone Construction is in process with MWBE certification and anticipates being certified by March 2021</div>				
TOTAL OVERALL MWBE SPEND	\$ 865,154.42					
OVERALL MWBE %	15%					

- **MWBE 15% subcontractor utilization plan presented**
 - Whitestone Construction is in process with MWBE certification and anticipates being certified by March 2021
 - **Whitestone will self-perform remaining value of their project, bringing total MWBE utilization plan from 15% (\$865,154.42) to 71% (\$4,086,812.42),**
- Contract amount is \$5,783,570
- Current MWBE amount is \$865,154.42
- Projected completion is December 2022



Project Budget

Queens – Energy Efficiency Measures Upgrade

(1) Construction	\$ 5,923,181
(2) Remediation	\$ 5,000
(3) Professional Services	\$ 45,000
(4) Contingency (10% of (1) + (2) + (3))	\$ 597,318
(5) Design	\$ 52,045
(6) Environmental	\$ 83,207
(7) Construction Management (7% of (1) + (4))	\$ 458,535
(8) NYPA – Project Management (12% of Lines (1) - (7))	\$ 859,714
(9) Interest During Construction (3% of (1))	\$ 188,019
TOTAL	\$ 8,212,020



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 City Department of Citywide Administrative Services (“DCAS”) and the New York Power Authority (“NYPA”) for an amount not-to-exceed \$8,212,020, including a 10% contingency of \$597,318, for the planning, design, procurement, construction, construction management and project management services necessary for the energy efficiency measures upgrade (the “Project”) at NYC Health + Hospitals/Queens (the “Facility”).

