

**CAPITAL COMMITTEE
MEETING AGENDA**

November 15, 2021

10:00 AM

50 Water Street, Room 1515 A&B – Virtual

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – October 18, 2021**

José Pagán

- **SENIOR VICE PRESIDENT’S REPORT**

Christine Flaherty

ACTION ITEMS

- **Resolution** **Christine Flaherty / Svetlana Lipyanskaya**
Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a 10-year lease with Coney Island Associates Retail 2 LLC (“Developer”) for approximately 2,500 sq. ft. on the 1st floor of a to-be-constructed building at 1607 Surf Avenue, between W. 17th and 16th Streets in Coney Island (the “Premises”) to house the Ida G. Israel Community Health Clinic (the “Clinic”) operated by NYC Health + Hospitals/Coney Island (the “Facility”) now operating on an adjacent lot for a yearly rent of \$30/sq. ft to be escalated by 10% every 5 years plus a share of increases in Developer’s operating costs; provided that Developer will build out the Premises to the System’s specifications within a budget of \$250/sq. ft., rent will not be payable until 18 months after construction is completed and the System shall hold two 5-year options to renew the lease at 95% of fair market value with the rent over the initial term totaling \$787,500.

Vendex: NA

EEO: NA

- **Resolution** **Christine Flaherty / Oscar Gonzalez**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to increase the Not-to-Exceed amount for requirements contracts with 8 architectural and engineering consulting firms, namely Array Architects, P.C., E/F/H Architects, P.C., Gensler Architecture, Design & Planning, P.C., Gertler & Wentz Architects LLP, Lothrop Associates LLP Architects, Moody Nolan, Inc., NK Architects, and P.A., Perkins Eastman Architects, DPC, to provide professional architectural and engineering design services (the “AE Firms”); and with 5 mechanical, engineering, and plumbing consulting firms, namely Greenman-Pedersen, Inc., Kallen & Lemelson, LLP, Lakhani & Jordan Engineers, P.C., Lizardos Engineering Associates, P.C., and Loring Consulting Engineers, Inc., to provide professional mechanical, engineering, and plumbing design services (the “MEP Firms”) on an as-needed basis throughout NYC Health + Hospitals by an additional \$60,000,000 above the original \$30,000,000 for a cumulative amount not to exceed of \$90,000,000.

Vendex: Approved or pending for all vendors.

EEO: Approved or pending for all vendors.

- **Resolution** **Christine Flaherty / Patricia Yang**
Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a contract with Consigli Construction Co., Inc. (the “CM”) to serve as construction manager under a guaranteed maximum price (“GMP”) structure for the construction and construction management of the System’s Outposted Therapeutic Housing Unit (“OTxHU”) project at NYC Health + Hospitals/Bellevue (“Bellevue”) for a cost of \$109,925,530 which, when added to 10% project contingency yields a cost not-to-exceed \$120,918,083.

Vendex: Pending
EEO: Pending

- **Resolution** **Christine Flaherty / Patricia Yang**
Authorizing New York City Health and Hospitals Corporation (the “System”) to increase the funding by \$6,087,369 for its agreement with AECOM USA, Inc. (“AECOM”) to provide program management services for the preparation of space at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/ Woodhull Hospital (“Woodhull”) in connection with the System’s Correctional Health Unit (“CHS”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”) in Bellevue and Woodhull such that the funding is increased from \$9,039,198 to \$15,136,567.

Vendex: Approved
EEO: Approved

- **Resolution** **Christine Flaherty / Patricia Yang**
Authorizing New York City Health and Hospitals Corporation (the “System”) to increase the funding by \$1,814,880 for its previously executed agreement with Array Architects, PC (“Array”) to provide architectural/engineering services for the renovation of space at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/ Woodhull Hospital (“Woodhull”) over a five year term in connection with the System’s Correctional Health Unit (“CHS”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”) such that the funding is increased from \$8,663,000 to \$10,477,880.

Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

October 18, 2021

Capital Committee VIRTUAL Meeting - October 18, 2021

As reported by Feniosky Peña-Mora

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

Mr. Peña-Mora called the meeting to order at 12:08 p.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on July 26, 2021 were unanimously approved.

Senior Vice President's Report

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

Mrs. Flaherty informed the Committee that on Sunday, October 17th, she and a number of coworkers from Facilities Development joined forces with Harlem Hospital in participating in the American Cancer Society Making Strides Against Breast cancer walk in Central Park. The office looks forward to working with Ms. Carol Robinson Edison on growing our team's participation in the event next year.

OFD continues to work to initiate funded projects across the system in collaboration with the facilities and identifying needs for further advocacy. She thanked the Capital Committee and multiple members of the Board for participating in educational sessions on real estate and the capital delivery process and noted that the team was looking at prioritization and selection of capital projects as discussed and requested. She noted that under separate cover, she will be sharing the breakdown between strategic/clinical projects, infrastructure/life safety and decarbonization/energy - these three pillars are all important to ensure our environment of care for patients, staff and the community.

Mrs. Flaherty provided a status update of our bond portfolio, noting; one project in construction, 12 projects in the procurement phase, 22 projects in the design phase and only 2 projects left going through the design selection process. Based upon timing, one project was redirected to City Capital funding. She noted that the team was carefully watching the supply chain backlog due to the COVID pandemic to determine if certain projects require adjustments to their schedules based upon potential material shortages.

She explained that the team was working closely with Supply Chain and had received proposals both for project management information system and facility management information system. They were embarking upon the evaluation process as those two systems will allow the opportunity to secure the system of record, like EPIC for our body of work.

Mrs. Flaherty advised that the facility management team had successfully supported two recent joint commission visits and were standing at the ready to support colleagues at Lincoln Hospital later in the month.

Mrs. Flaherty announced that the Housing for Health team was participating in the Citywide initiative to permanently house individuals and families who are homeless and at risk of homelessness. The U.S. Department of Housing and Urban Development (HUD) had awarded a limited number of Emergency Housing Vouchers (EHV) to the New York City Housing Authority (NYCHA) and the NYC Department of Housing Preservation & Development (HPD). A rental subsidy voucher offers the ability for low income New Yorkers to be permanently housed. The team was working with Ambulatory Care, Community Care and MetroPlus to identify eligible patients. Housing for Health is overseeing all program operations to assure that patients are supported throughout their application and housing search process. The team will also work collaboratively to make sure patients have continuity of care after they are permanently housed.

Mrs. Flaherty added that the team was also feverishly working with HRA, Ambulatory Care and MetroPlus to prioritize eligible patients for the 75 supportive housing units at the T-Building at the Queens Hospital Campus. She noted this would be a wonderful adaptive reuse of the historically significant former tuberculosis hospital. The entire mixed income 200-unit building would be ready for new residents in November. The team looks forward to the ribbon cutting.

Sally Hernandez-Piñero asked about a system to track capital projects and Mrs. Flaherty explained that the RFP was in process, proposals had been received and were being reviewed to select a vendor that could provide that system. Mrs. Flaherty hoped that award would be complete within the next calendar year.

That concluded Mrs. Flaherty's remarks.

Ms. Flaherty read the resolution:

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a revocable five year license agreement with Newtown Dialysis Center, Inc., of New York (the "Licensee") for its continued use and occupancy of 6,006 square feet of space to operate a renal dialysis center at NYC Health + Hospitals/Elmhurst (the "Facility") at an occupancy fee rate of \$71.00 per square foot or \$426,426 per year to be escalated by 2.75% per year for a total of \$2,252,666.58 over the five-year term.

Ms. Flaherty was joined by Helen Arteaga, Executive Director, NYC Health + Hospitals / Elmhurst to present the license agreement. Together they narrated a presentation providing overview of the partnership.

Ms. Arteaga provided background. Mrs. Flaherty outlined similar relationships throughout the system, and the details of the agreement being presented.

Mrs. Hernandez-Piñero asked whether the demand for Dialysis treatment meant that the system could be doing more and whether Mrs. Flaherty was aware if there were Dialysis related projects within the current Capital plan.

Mrs. Flaherty said there were a number of projects identified to expand service areas and/or capabilities for Dialysis. It was a clinical area that certain facilities had identified for expansion but it varied by site.

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

There being no further business, the Committee Meeting was adjourned at 12:25 pm.

LEASE AGREEMENT

**CONEY ISLAND ASSOCIATES RETAIL 2, LLC
1607 SURF AVENUE, BROOKLYN**

IDA G. ISRAEL COMMUNITY HEALTH CLINIC

NYC HEALTH + HOSPITALS / CONEY ISLAND

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 10-year lease with Coney Island Associates Retail 2 LLC (“**Developer**”) for approximately 2,500 sq. ft. on the 1st floor of a to-be-constructed building at 1607 Surf Avenue, between W. 17th and 16th Streets in Coney Island (the “**Premises**”) to house the Ida G. Israel Community Health Clinic (the “**Clinic**”) operated by NYC Health + Hospitals/Coney Island (the “**Facility**”) now operating on an adjacent lot for a yearly rent of \$30/sq. ft. to be escalated by 10% every 5 years plus a share of increases in Developer’s operating costs; provided that Developer will build out the Premises to the System’s specifications within a budget of \$250/sq. ft., rent will not be payable until 18 months after construction is completed and the System shall hold two 5-year options to renew the lease at 95% of fair market value with the rent over the initial term totaling \$787,500.

WHEREAS, in 2012, Hurricane Sandy destroyed the Clinic’s rented space in the Coney Island neighborhood forcing its urgent relocation; and

WHEREAS, in 2013, New York City Department of Housing Preservation and Development (“**HPD**”) licensed the Clinic’s current location to the System for the Clinic’s operation with the information that the location was slated for the development of affordable housing as part of a three-phase development plan with an unspecified schedule; and

WHEREAS, Phase I of HPD’s development plan is completed, Phase II is scheduled to begin in January 2022 with the construction of the 2nd building that will house the Clinic and with Phase III to start in the future with the construction of the 3rd building on the current site of the Clinic; and

WHEREAS, when it becomes necessary to move because of the construction of the 3rd building in the HPD plan or when space is ready both at the Premises and also at the Facility, the Clinic, as currently operated, will likely relocate its Behavioral Health, Substance Use Disorder and Dentistry programs to the Health & Wellness Institute at the Facility and with Family Medicine, to move to the Premises; and

WHEREAS, the proposed lease offers a below market opportunity for the System to secured now a future home for part of the Clinic ensuring that the Facility will retain a presence in the neighborhood; and

WHEREAS, the Premises will be leased to the System at a lower rent than is being charged to the NYC Human Resources Administration for approximately 30,000 square feet in Phase I building; and

WHEREAS, the administration of the proposed lease will be the responsibility of the Executive Director of the Facility.

NOW THEREFORE, IT IS RESOLVED THAT New York City Health and Hospitals Corporation be and it hereby is authorized to execute a 10-year lease with Coney Island Retail 2 LLC for approximately 2,500 sq. ft. on the 1st floor of a to-be-constructed building at 1607 Surf Avenue (Block 7062 -- Surf Avenue, between W. 17th and 16th Streets) in to house the Ida G. Israel Community Health Clinic operated by NYC Health + Hospitals/Coney Island now operating on an adjacent lot for a yearly rent of \$30/square feet to be escalated by 10% every 5 years plus a share of increases in Developer’s operating costs; provided that Developer will build out the Premises to the System’s specifications within a budget of \$250/sq. ft., rent will not begin to be payable until 18 months after construction and the System shall hold two 5-year options to renew the lease at 95% of fair market value with the rent over the initial term totaling \$787,500.

EXECUTIVE SUMMARY

LEASE OF 2,500 SQ. FT. FOR IDA G. ISRAEL COMMUNITY HEALTH CENTER

BACK GROUND:	<p>Ida G. Israel Community Health Clinic (the “Clinic”) has been in a 13,000 sq. ft. prefabricated structure on an otherwise vacant lot in Coney Island licensed by NYC Housing Preservation and Development (“HPD”) since 2013 after having to urgently relocate from its prior rented space that was destroyed by Hurricane Sandy in 2012. The current site is part of a three-block assemblage that HPD has designated for a mixed-use affordable housing with ground floor retail. NYC Human Resources Administration (“HRA”) has already taken occupancy of about 30,000 sq. ft. in the first of the three phases, which was recently completed. Upon the completion of construction of the 2nd building, the Clinic will have to relocate to make way for the eventual construction of the 3rd building which will be constructed on the current site of the Clinic. By signing a proposed lease now for space in the 2nd building, the Clinic will secure a place to move when necessary or before and is therefore certain to be able to maintain a presence in the community.</p>
PROPOSED PROGRAM:	<p>Currently the Clinic offers the following services: Behavioral Health, Substance Use Disorder, Dentistry, Family Medicine. NYC Health + Hospitals/Coney Island (the “Facility”) will likely relocate the Clinic’s Behavioral Health, Substance Use Disorder, and dentistry services to the Coney Island campus. The smaller part of the Clinic’s programs, those focused on Family Medicine, will be relocated to the new space to be rented on the first floor of the 2nd building in 2,500 sq. ft. (the “Premises”). These plans may change during the next two-three years. As the current space occupied by the Clinic is 13,000 sq. ft. and the Premises is only 2,500 sq. ft., it is evident that most of the Clinic’s operations will be removed to the Facility, while retaining a smaller footprint at the Premises.</p>
TERMS:	<p>The proposed lease will be with Coney Island Retail 2 LLC (“Developer”). HPD selected the Developer to develop Phase II (Block 7602). The lease will have an initial 10-year term. The System will hold two 5-year options to renew. The initial rent for the Premises will be at \$30/sq. ft. and will increase by 10% every 5 years. The rent during each of the option terms will be at 95% of fair market value but not less than the prior rent. Rent will be abated for the first 18 months of the lease. The Developer will construct the premises in accordance with the System’s plans up to a budget of \$250/ft. The Clinic will pay for its own electricity to the local utility. In addition to rent, the System will pay its percentage of any increases in the Developer’s operating costs however, because the Developer has only limited operating obligations, this amount is not expected to be material.</p> <p>Retail and commercial are new to this neighborhood and there are no comparable new buildings of similar size within the vicinity. Therefore, it is difficult to establish fair market value. It should be noted, however, that HRA is paying at \$32/ft for more than 30,000 sq. ft. in the Phase I building, adjacent to this development site II. Because it is typical for tenants renting large blocks of space to pay at lower rates than tenants renting smaller blocks, it seems that the System will benefit from a below market rent.</p>

**New Ida G. Israel Community Health Center– NYC
Health and Hospitals/Coney Island Hospital
Lease with Coney Island Associates Retail 2 LLC**

**Capital Committee Meeting
November 15, 2021**

Svetlana Lipyanskaya, Chief Financial Officer, NYC Health + Hospitals / Coney Island
Christine Flaherty, Senior Vice President, Office of Facilities Development



Background: Ida G. Israel on Surf Ave

- Hurricane Sandy destroyed the Ida G. Israel Community Health Center on Neptune Ave.
- Since July 2014, the Board of Directors has authorized license agreements with NYC HPD for the occupancy of seven lots on Block 7061 for the re-fabricated temporary clinic.
- In May 2021, the Board of Directors approved a renewal with NYC HPD for one year with five successive terms with no occupancy fee.
- Block 7061 is Phase 3 of HPD Coney Island redevelopment. No projected development date at this time.



Opportunity: New Ida G. Israel at 1607 Surf Ave (Block 7062)

- In December 2021, the developer will finance Phase 2 of the Coney Island redevelopment of City owned land (Block 7062).
- ~\$182 Million investment to create 376 units of mixed use and affordable housing financed by HPD and HDC.
- 11,000 SF of retail space and 9,000 SF of community facility space.



- Opportunity to secure future space for Ida G. and maintain community presence.
- Local stakeholder support for 2,500 SF new ground floor space for projected occupancy 2024.

Tentative Plan for Clinical Services at Ida G. Israel Community Health Center

Current Temporary City Site

(Block 7061)

- ✓ *Family Medicine*
FY21 Visits = 4,050
- ✓ **Chemical Dependency
FY21 visits = 13,070
- ✓ Dental FY21 visits = 9,422



Main Campus

(2601 Ocean Pkwy -
1.5 miles away from current site)

- ✓ Dental (2023)
- ✓ Chemical Dependency (*pending discussion with OASAS*)



1607 Surf Avenue

(Block 7062-City to Private ownership-
Adjacent to current site)

- ✓ Family Medicine (2024)

Note: *Family Medicine
includes: Adult & Pediatric
Primary Care and Women's
Health (GYN-Only).

** Chemical Dependency
includes ambulatory detox.

Lease Terms

- NYC Health and Hospitals/Coney Island Hospital will occupy 2,500 SF at 1607 Surf Avenue, Brooklyn, NY.
- The Initial Base Rent shall be \$30/square foot and shall increase at 10% every 5 years. Rent payment will commence 18 months after building completion allowing the first 18 months to be free.
- The term of the lease is 10 years with two five year options.
- The total annual occupancy fee over the 10 year term will be \$787,500
- Landlord will build out the clinic up to a cost of \$625,000 to include six exam rooms with sinks, two utility rooms, offices, supply closets, waiting room, restrooms and other work.
- Lease represents a below market chance for the System to secure newly constructed space to maintain a presence in the neighborhood. HRA has leased 30,000 square feet in adjacent building for \$32/square foot.

Capital Committee Approval Request

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 10-year lease Coney Island Associates Retail 2 LLC (“**Developer**”) for approximately 2,500 sq. ft. on the 1st floor of a to-be-constructed building at 1607 Surf Avenue, between W. 17th and 16th Streets in Coney Island (the “**Premises**”) to house the Ida G. Israel Community Health Clinic (the “**Clinic**”) operated by NYC Health + Hospitals/South Brooklyn Health (the “**Facility**”) now operating on an adjacent lot for a yearly rent of \$30/sq. ft to be escalated by 10% every 5 years plus a share of increases in Developer’s operating costs; provided that Developer will build out the Premises to the System’s specifications within a budget of \$250/sq. ft., rent will not be payable until 18 months after construction is completed and the System shall hold two 5-year options to renew the lease at 95% of fair market value with the rent over the initial term totaling \$787,500.

CONTRACT AMENDMENT

**ARCHITECTURAL AND ENGINEERING (AE) /
MECHANICAL, ELECTRICAL, PLUMBING
(MEP) CONSULTANT POOL**

SYSTEM-WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to increase the Not-to-Exceed amount for requirements contracts with 8 architectural and engineering consulting firms, namely Array Architects, P.C., E/F/H Architects, P.C., Gensler Architecture, Design & Planning, P.C., Gertler & Wentz Architects LLP, Lothrop Associates LLP Architects, Moody Nolan, Inc., NK Architects, and P.A., Perkins Eastman Architects, DPC, to provide professional architectural and engineering design services (the “**AE Firms**”); and with 5 mechanical, engineering, and plumbing consulting firms, namely Greenman-Pedersen, Inc., Kallen & Lemelson, LLP, Lakhani & Jordan Engineers, P.C., Lizardos Engineering Associates, P.C., and Loring Consulting Engineers, Inc., to provide professional mechanical, engineering, and plumbing design services (the “**MEP Firms**”) on an as-needed basis throughout NYC Health + Hospitals by an additional \$60,000,000 above the original \$30,000,000 for a cumulative amount not to exceed of \$90,000,000.

WHEREAS, in June 2020 the Board of Directors authorized the issuance of requirements contracts to the AE Firms and the MEP Firms with a not-to-exceed amount for the combined pool of \$30,000,000; and

WHEREAS, of the AE Firms listed in the July 2020 resolution, MJCL Architect has ceased operations and NYC Health + Hospitals was unable to reach agreement with Francis Cauffman, Inc. resulting in the reduction of the pool to the 8 listed above; and

WHEREAS, since the authorization of the contracts with the AE Firms and the MEP Firms, NYC Health + Hospitals has secured additional capital through its bond offering and through the assignment of additional substantial projects that came with funding from the City; and

WHEREAS, NYC Health + Hospitals’ capital program has grown significantly; and

WHEREAS of the original \$30,000,000 of Board approved funding \$8,000,000 has been spent and another \$10,000,000 is subject to pending work orders; and

WHEREAS, the remaining Board authorized funding for the AE Firms will not be sufficient for the work planned and anticipated and, in fact is projected to be exhausted by approximately April 2023; and

WHEREAS, NYC Health + Hospitals anticipates issuing a further RFP within the next year to bring on additional architectural and engineering firms to constitute an additional pool to enlarge the number of firms available to perform NYC Health + Hospitals’ work at which time additional funding may be sought; and

WHEREAS, the monitoring of the contracts with the AE Firms and the MEP Firms shall be under the direction of the Senior Vice President of the Office of Facilities Development.

NOW, THEREFORE, be it

RESOLVED, Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to increase the Not-to-Exceed amount for requirements contracts with 8 architectural and engineering consulting firms, namely Array Architects, P.C., E/F/H Architects, P.C., Gensler Architecture, Design & Planning, P.C., Gertler & Wentz Architects LLP, Lothrop Associates LLP Architects, Moody Nolan, Inc., NK Architects, and P.A., Perkins Eastman Architects, DPC, to provide professional architectural and engineering design services (the “**AE Firms**”); and with 5 mechanical, engineering, and plumbing consulting firms, namely Greenman-Pedersen, Inc., Kallen & Lemelson, LLP, Lakhani & Jordan Engineers, P.C., Lizardos Engineering Associates, P.C., and Loring Consulting Engineers, Inc., to provide professional mechanical, engineering, and plumbing design services (the “**MEP Firms**”) on an as-needed basis throughout NYC Health + Hospitals by an additional \$60,000,000 above the original \$30,000,000 for a cumulative amount not to exceed of \$90,000,000.

**EXECUTIVE SUMMARY
REQUIREMENTS CONTRACTS
AE CONSULTING SERVICES
MEP CONSULTING SERVICES**

- OVERVIEW:** NYC Health + Hospitals seeks to increase the funding for the combined AE and MEP requirements contracts pool consisting of the eight AE Firms and the Five MEP Firms both listed in the Annex to the Resolution by \$60,000,000. Pursuant to authorization of the Board of Directors, NYC Health + Hospitals given in July 2020, entered into contracts with the AE Firms and the MEP Firms for three years, with options to renew for two additional 1-year periods, for a total cost over five years, not-to-exceed \$30,000,000 to provide AE/MEP professional services on an as-needed basis at any facility of NYC Health + Hospitals. The July 2020 resolution also included MJCL Architect which has since ceased operations and NYC Health + Hospitals was unable to reach agreement with Francis Cauffman, Inc. resulting in the reduction of the pool to the eight referenced herein.
- NEED:** The size of the NYC Health + Hospitals capital program has increased substantially. Already, \$18,000,000 of the originally authorized \$30,000,000 has been committed. To meet the anticipated need, it is necessary to increase the funding for the pool of AE Firms and the MEP Firms.
- TERMS:** Nothing will be changed in the previously approved contracts except for making available additional funding to enable additional projects to be taken on.
- COSTS:** Not-to-exceed \$90,000,000 over five years, for the fifteen 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 the Corporation.
- MWBE:** 30% utilization plans presented by each vendor. Moody Nolan is a certified MWBE vendor.

Increase in NTE for Architectural/Engineering (AE) and Mechanical Electrical Plumbing Engineering (MEP) Pool for Professional Design Services

**Capital Committee Meeting
November 15, 2021**

**Christine Flaherty, Senior Vice President, OFD
Oscar Gonzalez, Assistant Vice President, OFD**

Higher Volume of Capital Work

- Since the time of selection, H+H secured additional capital to invest in the System
 - H+H Bond refinance \$98M
 - Secured \$1.2B in Mayoral funds for FY22-FY26
 - Secured \$30M in Borough President and City Council funds for FY22

- The system has secured additional funding to move forward on a number of critical clinical & high priority projects

- Additional DCAS & carbon/energy reduction grant funded projects & mechanical, electrical & plumbing (“MEP”) life safety upgrades

- H+H requires professional architectural, engineering, design, and construction phased professional services on an as needed basis, for projects throughout the system. Services include, but are not limited to:



Coney island ambulatory expansion

Design and planning services

Preparation of construction documents

Construction administration services

Pre-schematic design & feasibility

Facility master plans & assessments

Independent Cost Estimating

Overview

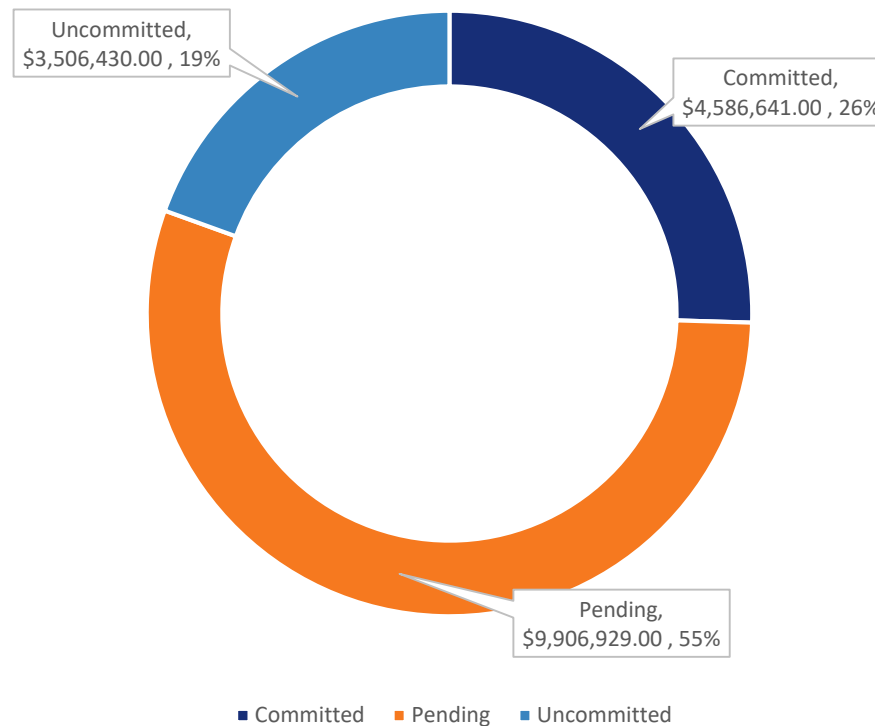
- In June 2020 the Board approved contract for Architecture/Engineering (“AE”) & Mechanical Electrical Plumbing (“MEP”) pools of contracts to support this work.

POOL	# OF FIRMS SELECTED	# OF FIRMS CONTRACTED	TERM	OPTION YEARS	ORIGINAL NTE	INCREASE REQUESTED	NEW NTE
AE	10	8	3	2	\$18M	\$36M	\$54M
MEP	5	5	3	2	\$12M	\$24M	\$36M
TOTAL	15	13			\$30M	\$60M	\$90M

- Total pooled contract value of \$30,000,000
- AE Pool - 30% MWBE utilization plan has been submitted by all vendors (representing 47 MWBE specialty subconsultants and one prime MWBE AE)
- MEP Pool - 30% MWBE utilization plan has been submitted (representing 38 MWBE specialty subconsultants and one prime MBE firm)

Current AE Pool Commitment

AE Pool Current NTE Commitment



MWBE Utilization AE Pool

Architectural / Engineering	MWBE Plan	No. WO's	\$ Awarded	\$MWBE	%MWBE
Array Architects **	30%	-		-	-
Environments for Health Architecture (E4H)**	30%	-		-	-
Gensler	30%	2	\$296,925.00	\$118,770.00	40%
Gertler & Wentz Architects***	30%	13	\$1,628,340.00	\$651,336.00	40%
Lothrop	30%	3	\$299,546.00	\$92,859.26	31%
Moody Nolan *	30%	1	\$88,120.00	\$88,120.00	100%
NK Architects	30%	4	\$1,306,833.00	\$640,348.17	49%
Perkins Eastman	30%	5	\$966,877.00	\$280,394.33	29%
AE POOL TOTAL	30%	28	\$4,586,641.00	\$1,871,828.00	41%

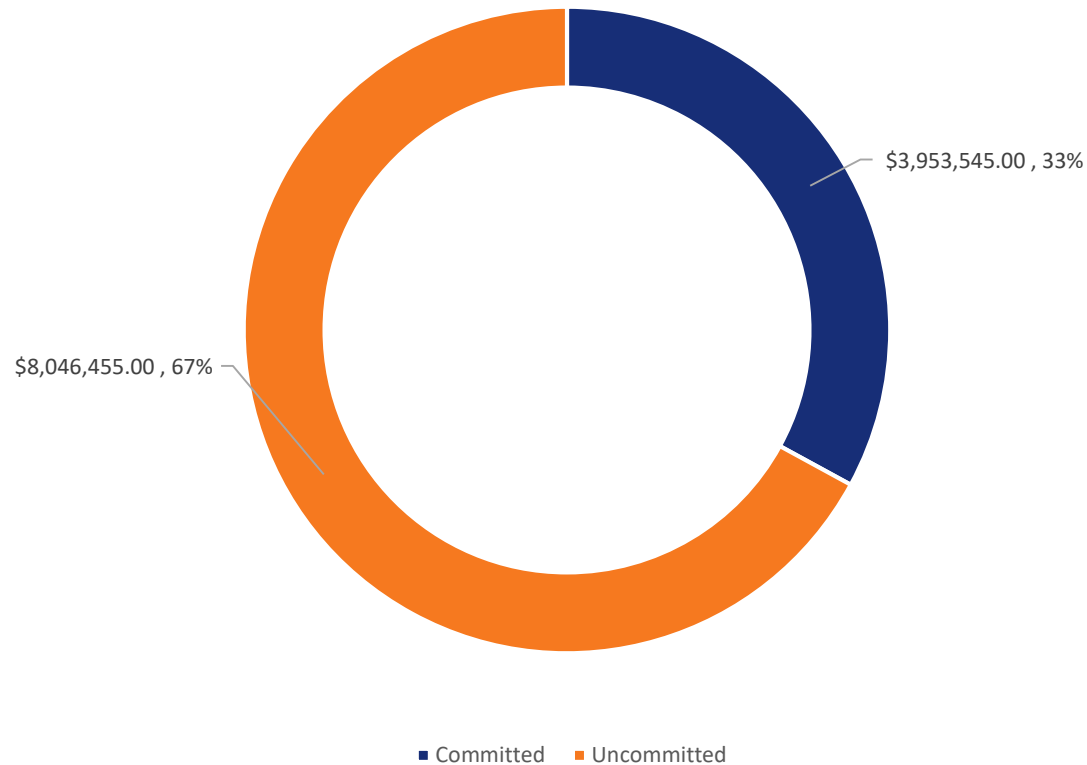
*MWBE Firm

** Firms currently working on OTxHU program declined competing due to limited capacity at the moment

*** Gertler & Wentz worked with H+H to assume assignments under 7 WO's from a small A/E firm that closed due to the pandemic.

Current MEP NTE Pool Commitment

MEP Pool Current NTE Commitment



MWBE Utilization MEP Pool

MEP	MWBE Plan	No. WO's	\$ Awarded	\$MWBE	%MWBE
Greenman-Pedersen, Inc.	30%	11	\$636,209.00	\$216,311.06	34%
Lakhani & Jordan *	30%	1	\$161,700.00	\$161,700.00	100%
Lizardos	30%	7	\$650,311.00	\$162,578.00	25%
Loring Consulting Engineers**	30%	3	\$1,444,700.00	\$57,788.00	4%
MG Engineering	30%	14	\$1,060,625.00	\$238,641.00	22.5%
MEP POOL TOTAL	30%	36	\$3,953,545.00	\$837,019.00	21%

*MWBE Firm

** H+H is meeting with Loring to discuss their MWBE participation

Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to increase the Not-to-Exceed amount for requirements contracts with 8 architectural and engineering consulting firms, namely Array Architects, P.C., E/F/H Architects, P.C., Gensler Architecture, Design & Planning, P.C., Gertler & Wentz Architects LLP, Lothrop Associates LLP Architects, Moody Nolan, Inc., NK Architects, and P.A., Perkins Eastman Architects, DPC, to provide professional architectural and engineering design services (the “**AE Firms**”); and with 5 mechanical, engineering, and plumbing consulting firms, namely Greenman-Pedersen, Inc., Kallen & Lemelson, LLP, Lakhani & Jordan Engineers, P.C., Lizardos Engineering Associates, P.C., and Loring Consulting Engineers, Inc., to provide professional mechanical, engineering, and plumbing design services (the “**MEP Firms**”) on an as-needed basis throughout NYC Health + Hospitals by an additional \$60,000,000 above the original \$30,000,000 for a cumulative amount not to exceed of \$90,000,000.

CONTRACT APPROVAL

CONSIGLI CONSTRUCTION CO., INC.

CONSTRUCTION MANAGEMENT SERVICES

**OUTPOSTED THERAPEUTIC HOUSING UNITS
(OTxHU)**

CORRECTIONAL HEALTH UNIT

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a contract with Consigli Construction Co., Inc. (the “**CM**”) to serve as construction manager under a guaranteed maximum price (“**GMP**”) structure for the construction and construction management of the System’s Outposted Therapeutic Housing Unit (“OTxHU”) project at NYC Health + Hospitals/Bellevue (“**Bellevue**”) for a cost of \$109,925,530 which, when added to 10% project contingency yields a cost not-to-exceed \$120,918,083.

WHEREAS, the System’s Correctional Health Unit (“**CHS**”) is leading the pioneering OTxHU initiative to house and treat its patients who require higher levels of care that will include residential units at Bellevue to better meet their needs for specialty and subspecialty care by avoiding the need to transport such patients from the jails to a hospital and to afford them the benefits of a therapeutic environment; and

WHEREAS, OTxHUs will be secured, clinical units, operated by CHS with DOC providing custody management; and

WHEREAS, OTxHU will launch at Bellevue in approximately 64,700 gross sq. ft on the 2nd floor of Bellevue’s H Building with approximately 114 patient bed residential units for males and female patients; and

WHEREAS, design for the OTxHU is well underway such that preparatory enabling work and the purchase of long-lead items will begin with the New Year and the project is expected to take not more than a year due to extensive acceleration of work; and

WHEREAS, the System proposes to structure its agreement with the CM as a GMP which is an industry standard contracting/procurement approach by which a construction manager commits to a price and divides with the owner any amount by which the final cost is less than the contract price thereby incentivizing the construction manager to control costs and find economies; and

WHEREAS, in September the System advertised a request for expression of interest which, after review of the submittals received by an evaluation committee resulted in the prequalification of four firms; and

WHEREAS, under the authority of the Contract Review Committee, notification to the shortlisted firms, a pre-submission walkthrough, a pre-submission conference and a request for proposals was provided to the four pre-qualified firms in October 2021 which responded with written proposals and, after negotiations, the Evaluation Committee gave the CM the highest rating; and

WHEREAS, the administration of the proposed agreement will be the responsibility of the Senior Vice President for the Office of Facilities Development.

NOW THEREFOR IT IS RESOLVED that New York City Health and Hospitals Corporation (the “**System**”) is authorized to sign a contract with Consigli Construction Co., Inc. (the “**CM**”) to serve as construction manager under a guaranteed maximum price (“**GMP**”) structure for the construction and construction management for the System’s Outposted Therapeutic Housing Unit (“OTxHU”) project at NYC Health + Hospitals/Bellevue (“**Bellevue**”) for a cost of \$109,925,530 which, when added to 10% project contingency yields a cost not-to-exceed \$120,918,083.

EXECUTIVE SUMMARY
CONSTRUCTION MANAGEMENT AGREEMENT WITH
CONSIGLI CONSTRUCTION CO., INC.
OTxHU AT BELLEVUE HOSPITAL

**BACK-
GROUND:**

The System plans to launch CHS' OTxHU program to house in special therapeutic units at certain system facilities including Bellevue, persons in DOC custody who require higher levels of care than can be provided in DOC jails. Considerable work will have to be done at Bellevue to prepare the spaces. In June 2020, the System's Board authorized contracts with Array to be the project architect and AECOM to be the Project Manager or Owner's Representative. In November 2021 the Board approved increases to the funding of such contracts. Work will start first at Bellevue where OTxHU will be constructed in approximately 64,700 gross sq. ft. on the 2nd floor of the H Building where approximately 114 of patient bed residential housing units will be built. The space to be used is currently vacant. The project will be managed and constructed by the CM.

TERMS:

The proposed contract will be structured as a GMP. This will be the first time the System has used this contract structure which, while standard in the industry, is normally not available to governmental units in New York State. However, due to a provision in the System's enabling act, the System can depart from such rules to award a contract on a "best value basis" if the Mayor of the City makes a finding of a "Special Case" where the public interest is served by such a departure. The Mayor made such a finding in view of the urgency of the situation at Rikers Island. Under a GMP contract, if the project is brought in under budget, the construction manager and the owner share the savings. The System hopes to benefit from GMP in that with the incentive of sharing in cost savings, the CM will be incentivized to complete the project under budget. One of the best ways to control the budget of a construction project is by staying on schedule because delays are expensive. Thus, the System hopes to achieve both price and schedule certainty through the use of GMP.

The contract cost is \$109,925,530. With a 10% project contingency, the not-to-exceed cost of the contract is \$120,918,083. The scheduled occupancy is prior to the end of the calendar year 2022. The proposed agreement includes penalties for delay and unusually robust provisions to protect against costly change orders. The CM will procure and be party to the contracts with all the construction trades used on the job.

**PROCURE
MENT:**

The System issued an RFQ to establish a pre-qualified pool of four qualified construction managers. Thereafter an RFP was issued to the four firms. Proposers' conferences, a tour of the site, proposers' presentations and revised proposals all followed. After intense deliberations the evaluation committee found the CM to have the highest rating.

MWBE:

Consigli has committed to a 30% M/WBE Utilization Plan. Consigli has experience in delivering similar scale projects with 30% M/WBE utilization. Consigli has identified two primary NYC Certified M/WBE partners: Entech Engineering, P.C. (WBE) and Padilla Construction Services Inc. (MBE). Additional M/WBE utilization will be identified as the project progresses and include the following scopes of work.

Outposted Therapeutic Housing Units (OTxHU) CM Guaranteed Maximum Price (GMP) for Bellevue Program

**Contract with
Consigli Construction Co., Inc.**

**Capital Committee Meeting
November 15, 2021**

**Christine Flaherty, Senior Vice President, Office of Facilities Development
Patricia Yang, Senior Vice President, Correctional Health Services**

Program Overview

- Currently, there are patients in custody who need higher levels of care than can be provided in the jails, but whose clinical conditions are not so acute as to warrant inpatient hospitalization.
- These patients have to be transported out of jails and brought to specialty and subspecialty care in NYC Health + Hospitals community-based, acute care facilities.
- Outposted Therapeutic Housing Units (OTxHU) is a pioneering approach that will help meet the health care needs of patients in custody in a safe, more humane way.
- OTxHU are beds within the acute care facilities of NYC Health + Hospitals that will be secured, clinical units, operated by CHS with DOC providing custody management.
- Decisions regarding admission to and discharge from the OTxHUs will be made by CHS according to a patient's clinical needs.

Benefits of OTxHU

- Offers a therapeutic and more normalized environment for those patients with more complex clinical needs.
- Increases safe access to specialty and subspecialty services for patients who need them on a regular basis.
- Improves continuity of care between CHS and NYC Health + Hospitals, and providers in inpatient, outpatient, and OTxHU services.
- Repurposes underutilized hospital space for patient care, at no additional cost to NYC Health + Hospitals.
- Capital infusion for prerequisite infrastructure improvements in the hospitals, with City dollars.



Background

- The OTxHU project was publicly announced by the Mayor in a press release on November 26, 2019, marking official approval that the project could move forward
- During COVID, OFD & CHS progressed securing contracts to start designs for Bellevue & Woodhull. The Board approved contracts in June 2020:
 - Design services for OTxHU for Array
 - Program Management services for AECOM
 - Design services for Enabling Projects at Woodhull Hospital
- OTxHU design is underway at both sites
 - Bellevue: 114 patient beds (70 male & 44 female)
 - Woodhull: 160 patient beds (all male)
- Bellevue design is close to completion and this fall H+H advertised an RFQ for a GMP contract with a CM to deliver the construction completion of Bellevue by 2023
- Based upon conditions at Rikers Island, the City has identified the imperative to accelerate Bellevue's OTxHU unit to be completed by the end of 2022
- Capital funding for schedule compression and a new roof was added to the project during September Plan

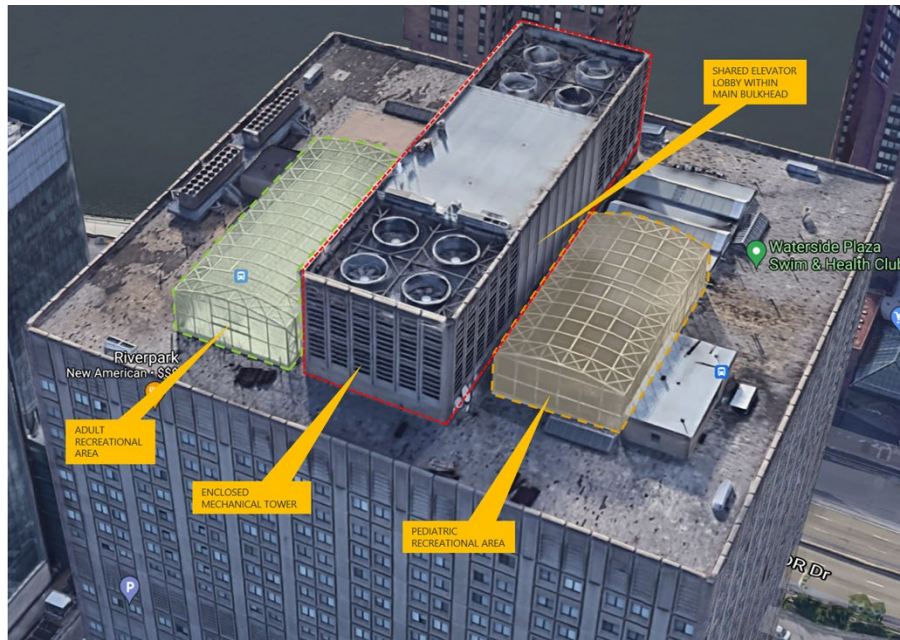


Bellevue OTxHU Project



- ~114 patient beds:
 - Dedicated Medical, Mental Health and Substance Use units
 - Treatment and support areas located throughout the program
- H Bldg, 2nd Floor, OTxHU
 - 64,705 GSF)
 - 45,856 SF Clinical spaces
 - 9,554 SF Circulation/Core
 - 9,295 SF Admin spaces
- Upgrades to Mechanical, Electrical and Plumbing systems
- Uses existing separate elevator banks to mitigate impact to the overall facility
- Creates efficient, normative environments for patients and staff

Outdoor Recreation Area



- Full Replacement of the roof and existing rooftop outdoor recreation area to provide patients with daily access to fresh air and exercise.
- Active and passive recreation areas will be provided.



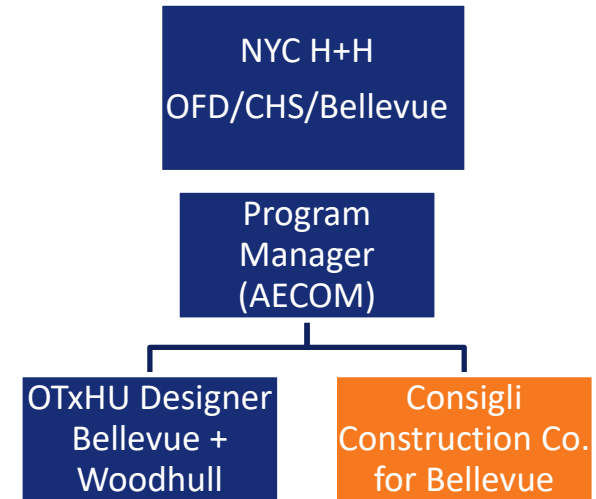
GMP Builder Scope of Services

The GMP will provide the following features:

- Make recommendations on constructability and bid strategy to provide the most efficient delivery of the work
- Procure, enter into contracts and manage all construction contracts (subcontractor trades), per H+H policy
- Act on H+H's behalf, responsible to perform or contract for the resources needed to execute this major capital project
- Pay all construction subcontractors in a timely manner to ensure project progresses per schedule
- Ensure MWBE program meets or exceeds 30% MWBE participation for subcontractors and total contract value
- Coordinate with trade subcontractors Overall project and facility coordination
- Cost and schedule management of subcontractors
- Control Scope & Negotiate Change Orders
- Ensure successful project execution
- Establish logistics plan that reduces impact to patients & staff

H+H/AECOM role during project

- Approve monthly payments, change orders and schedule
- Provide PM and facilitate documentation in PMIS



Contract Terms

- Funding for this contract will come from City Capital
- Total anticipated contract value not to exceed \$120,918,083 million
 - \$109,925,530 for expected CM cost
 - \$10,992,553 contingency
- Contract duration is anticipated to be 13 months for occupancy no later than 12/31/22
 - Warranty period 1 to 2 years
 - Total time of contract approximately 3 years

RFQ & RFP Timeline

- 07/20/21: CRC approved an application to issue RFP / RFQ
- 09/03/21: RFQ posted on City Record
- 09/08/21: RFQ sent directly to 17 vendors
- 09/14/21: RFQ pre-proposal conference call; 11 vendors attended
- 10/04/21: Proposal deadline, 5 proposals received
- 10/06/21: Evaluation committee reviewed RFQ proposals and finalized scoring. Four firms identified for shortlist and RFP distribution
- 10/12/21: Shortlisted firms attended walkthrough of Bellevue Hospital
- 10/14/21: RFP issued to shortlisted firms; pre-proposal conference held
- 10/29/21: Proposal deadline, three proposals received (one firm dropped out)
- 11/03/21: Evaluation Committee interviewed proposers
- 11/05/21: Evaluation committee reviewed proposals and finalized scoring. Consigli Construction Co., Inc. was the highest rated proposer.

RFP Criteria

- Minimum criteria:
 - A combination of seven years of satisfactory CM services in healthcare and correctional facilities for projects over \$75 million
 - Experience holding construction subcontracts for public owners
 - MWBE plan, waiver, or certification (30% Min)
- Substantive Criteria
 - 35% Proposed Approach & Methodology
 - 35% Appropriateness & Quality of Firms Experience
 - 15% MWBE Utilization
 - 15% Cost
- Evaluation Committee:
 - 2 Members from Bellevue
 - 1 Member from EITS
 - 2 Members from OFD
 - 1 Member from Supply Chain
 - 1 Member from CHS

Vendor Background

- Consigli Construction is an employee-owned construction manager with more than 1,500 employees, nine regional offices, \$1.8 billion in annual revenue across various markets and over 100 years of experience.
- They derive 25% of their revenue from Healthcare, currently work with over 40 healthcare clients, and have built or renovated over 1000 patient beds
- They have demonstrated the ability to meet the compressed schedule, possess the requisite expertise in healthcare, correctional, and behavioral health construction, and are committed to partnership with the Design Team and H+H's MWBE target
- Successful reference checks with Northwell Health, SUNY Stony Brook University Medical Center, and Albany Medical Center.

MWBE Utilization Plan

- Consigli has committed to a 30% M/WBE Utilization Plan
- Consigli has experience in delivering similar scale projects with 30% M/WBE utilization
- Consigli has identified two primary NYC Certified M/WBE partners: Entech Engineering, P.C. (WBE) and Padilla Construction Services Inc. (MBE)
- Additional M/WBE utilization will be identified as the project progresses and include the following scopes of work

M/WBE Scopes of Work

General Conditions

Resinous Flooring

Temporary Protection

Specialties

Masonry

Plumbing

Door Frames & Hardware

HVAC

Drywall & Ceilings

Electric & Lighting

Painting

Plumbing

Resolution

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CONTRACT AMENDMENT

AECOM USA, INC.

**OUTPOSTED THERAPEUTIC HOUSING UNITS
(OTxHU)**

CORRECTIONAL HEALTH UNIT

**NYC HEALTH + HOSPITALS / BELLEVUE
NYC HEALTH + HOSPITALS / WOODHULL**

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding by \$6,087,369 for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services for the preparation of space at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Unit (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue and Woodhull such that the funding is increased from \$9,039,198 to \$15,136,567.

WHEREAS, in June 2020 the System’s Board of Directors authorized a five-year agreement with AECOM provide program management services for the preparation of space at Bellevue and Woodhull to serve as sites for the OTxHU program; and

WHEREAS, the original resolution and the contract it authorized covered both Bellevue and Woodhull, the current request for additional funding pertains only to the portion of the work to be performed at Bellevue; and

WHEREAS, since the approval of the subject agreement in June, the scope and cost of the OTxHU program at Bellevue has grown due to additional program requirements and the requirement that the progress of the program be substantially accelerated; and

WHEREAS, the cost of AECOM’s services is projected to have increased from the originally authorized sum of \$9,039,198 by \$6,087,369 to a new projected total of \$15,136,567; and

WHEREAS, the subject agreement will be managed by the Office of Facilities Development.

NOW THEREFORE BE IT:

RESOLVED, the New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to increase the funding for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services for the preparation of space at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”), and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Unit (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue, and Woodhull such that the funding is increased from \$9,039,198 to \$15,136,567.

**EXECUTIVE SUMMARY
ARCHITECTURAL AND ENGINEERING SERVICES
FOR THE OTxHU PROGRAM
AECOM USA, INC.**

- OVERVIEW:** The System plans to launch CHS' OTxHU program to treat more clinically complex patients within secured units located at Bellevue and Woodhull hospitals. Considerable work will have to be done at Bellevue and Woodhull to prepare the space. In June 2020 the System's Board of Directors authorized an agreement with AECOM to provide program management services for an amount not to exceed \$9,039,198. Since the approval of the AECOM contract in June 2020 the cost of the OTxHU program at Bellevue has grown and with it the scope and cost of AECOM's services has also increased. The proposed resolution seeks the additional funding.
- NEED:** Additional funding is needed for AECOM under the previously approved agreement. One cause of increase costs is the System's adoption of a Guaranteed Maximum Price ("GMP") structure for its procurement and eventual award of a contract with a Construction Manager for the project at Bellevue. With a GMP structure, there is much more work to do in the first phase of a project while the "Owner" and the CM work with the architect to refine the project design to find improvements, efficiencies and cost saving modifications. The other primary cause of the increase in cost is the acceleration of the project at Bellevue. Because the project will be operated 24/7, AECOM will need to field an additional team to provide construction oversight. With the CM converting to a fully at-risk model, AECOM will support the Corporation in the management of the designer, oversight and approval of the physical work, cost management decisions, negotiations of changes and direct management of the CM.
- BUDGET:** The System's Board of Directors had authorized a contract with AECOM with a cost not to exceed \$9,039,198 over the five-year term. \$6,087,369 in additional funding is sought to increase the cost limitation to \$15,136,567.
- FUNDING:** The proposed contract expenses will be paid with City Capital Funds.

CONTRACT AMENDMENT

ARRAY ARCHITECTS, PC

**OUTPOSTED THERAPEUTIC HOUSING UNITS
(OTxHU)**

CORRECTIONAL HEALTH UNIT

**NYC HEALTH + HOSPITALS / BELLEVUE
NYC HEALTH + HOSPITALS / WOODHULL**

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding by \$1,814,880 for its previously executed agreement with Array Architects, PC (“**Array**”) to provide architectural/engineering services for the renovation of space at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) over a five year term in connection with the System’s Correctional Health Unit (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) such that the funding is increased from \$8,663,000 to \$10,477,880.

WHEREAS, in June 2020 the System’s Board of Directors authorized a five-year agreement with Array to provide architectural/engineering services for the renovation of space at Bellevue and Woodhull to serve as sites for the OTxHU program; and

WHEREAS, the original resolution and the contract that it authorized applied to both Bellevue and Woodhull, the current request for additional funding applies only to Bellevue; and

WHEREAS, since the approval of the subject agreement in June, 2020 the scope and cost of the OTxHU program at Bellevue has grown due to additional program requirements and the requirement that the progress of the program be substantially accelerated; and

WHEREAS, the cost of Array’s services is projected to have increased from the originally authorized sum of \$8,663,000 by \$1,814,880 to a new projected total of \$10,477,880; and

WHEREAS, the proposed agreement will be managed by the of Office of Facilities Development.

NOW THEREFORE BE IT:

RESOLVED, the New York City Health and Hospitals Corporation be and hereby is authorized to increase the funding for its previously executed agreement with Array Architects, PC (“**Array**”) to provide architectural/engineering services for the renovation of space at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) over a five year term in connection with the System’s Correctional Health Unit (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) such that the funding is increased from \$8,663,000 to \$10,477,880.

**EXECUTIVE SUMMARY
ARCHITECTURAL AND ENGINEERING SERVICES
FOR THE OTxHU PROGRAM
ARRAY ARCHITECTS, PC**

- OVERVIEW:** The System plans to launch CHS' OTxHU program to treat more clinically complex patients within secured units located at Bellevue and Woodhull hospitals. Considerable work will have to be done at such hospitals to prepare the space. In June 2020 the System's Board of Directors authorized an agreement with Array to provide architectural/engineering services for the renovation of space at Bellevue and Woodhull for an amount not to exceed \$8,663,000. Since the approval of the Array contract in June 2020 the cost of the OTxHU program at Bellevue has grown and with it the scope and cost of Array's services has also increased. The proposed resolution seeks the additional funding.
- NEED:** Additional funding is needed for Array under the previously approved agreement. The primary cause of the increase in cost is the acceleration of the project at Bellevue. To compress the schedule, a greater design presence and faster turn around time of design reviews, approvals of submittals and responses to RFI's is required. Because the project at Bellevue will be operated 24/7, Array will be providing increased onsite presence and requiring additional staff time during construction administration. An additional reason for an increase in costs is that the scope at expanded to include the full design of a roof replacement at Bellevue due to the existing condition of the roof. The scope also increased to include the design of a new, required roof-top exercise area dedicated to the OTxHU patients.
- BUDGET:** The System's Board of Directors had authorized a contract with Array with a cost not to exceed \$8,663,000 over the five-year term. \$1,814,880 in additional funding is sought to increase the cost limitation to \$10,477,880.
- FUNDING:** The proposed contract expenses will be paid with City Capital Funds.

Increased Funding for Bellevue Schedule Compression with AECOM & Array

Outposted Therapeutic Housing Units (OTxHU) Program Management & Design

**Capital Committee
November 15, 2021**

**Christine Flaherty, Senior Vice President, Office of Facilities Development
Patricia Yang, Senior Vice President, Correctional Health Services**

Overview

- Currently, there are patients in custody who need higher levels of care than can be provided in the jails, but whose clinical conditions are not so acute as to warrant inpatient hospitalization.
- These patients have to be transported out of jails and brought to specialty and subspecialty care in NYC Health + Hospitals community-based, acute care facilities.
- Outposted Therapeutic Housing Units (OTxHU) is a pioneering approach that will help meet the health care needs of patients in custody in a safe, more humane way.
- OTxHU are beds within the acute care facilities of NYC Health + Hospitals that will be secured, clinical units, operated by CHS with DOC providing custody management.
- Decisions regarding admission to and discharge from the OTxHUs will be made by CHS according to a patient's clinical needs.

Benefits of OTxHU

- Offers a therapeutic and more normalized environment for those patients with more complex clinical needs.
- Increases safe access to specialty and subspecialty services for patients who need them on a regular basis.
- Improves continuity of care between CHS and NYC Health + Hospitals, and providers in inpatient, outpatient, and OTxHU services.
- Repurposes underutilized hospital space for patient care, at no additional cost to NYC Health + Hospitals.
- Capital infusion for prerequisite infrastructure improvements in the hospitals, with City dollars.



Background

- The OTxHU project was publicly announced by the Mayor in a press release on November 26, 2019, marking official approval that the project could move forward
- During COVID, OFD & CHS progressed securing contracts to start designs for Bellevue & Woodhull. The Board approved contracts in June 2020:
 - Design services for OTxHU for Array
 - Program Management services for AECOM
 - Design services for Enabling Projects at Woodhull Hospital
- OTxHU design is underway at both sites
 - Bellevue: 114 patient beds (70 male & 44 female)
 - Woodhull: 160 patient beds (all male)
- Bellevue design is close to completion and this fall H+H advertised an RFQ for a GMP contract with a CM to deliver the construction completion of Bellevue by 2023
- Based upon conditions at Rikers Island, the City has identified the imperative to accelerate Bellevue's OTxHU unit to be completed by the end of 2022
- Capital funding for schedule compression and a new roof was added to the project during September Plan

Increased Funding for Contract with AECOM

Outposted Therapeutic Housing Units (OTxHU) Program Management

Scope of Services & Schedule

- Program Management (PM) Consulting Services to oversee all aspects of the program delivery including designs and construction.
 - Planning, coordination, constructability reviews, schedule management, budget management, cost management, contract management, etc.
 - Oversee all operations of both designs and construction of all locations as extension of H+H.
- With schedule compression of Bellevue OTxHU from Fall of 2023 to December 2022 AECOM is required to provide additional services & staff to oversee the CM GMP firm 24/7
 - AECOM overseeing the procurement and implementation of the early demolition & abatement starting in November as CM is awarded
 - Anticipating double shift oversight of construction management activities at Bellevue
 - Increased staff size to oversee compressed activities and ensure coordination and highly collaborative design & stakeholder resolution based on compressed schedule
 - Cost and budget management reviewing of pricing, project entitlement against the CM GMP contract, timely resolution to avoid compensable relief events
 - Review and recommendation for approval monthly payments, change orders and utilization of contract allowances

Fee Proposal & MWBE Utilization Plan

- We are seeking approval to increase the funding for the contract with AECOM:
 - 14 month duration (October 2021- February 2023)
 - Increase in NTE contract value of \$6,097,369
 - MWBE spend of \$1,983,080 for amended value (32.5%)
 - Total contract value of \$15,136,567
 - Funding will be capital (CP request forthcoming)
- AECOM original MWBE utilization plan was 30%
- 10% of AECOM's invoices to date are to MWBEs
- AECOM has provided a 32.5% utilization plan for this increased funding
- AECOM effective MWBE % with new contract value is 31%

Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding by \$6,097,369 for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services for the preparation of space at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Unit (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue and Woodhull such that the funding is increased from \$9,039,198 to \$15,136,567.

Increased Funding for Contract with Array Architects

Outposted Therapeutic Housing Units Architectural / Engineering Design Services

Scope of Services & Schedule

- Original Scope: AE/MEP Design Consulting Services for both Bellevue and Woodhull for OTxHU program
 - Schematic design, Design development, Contract documents, Procurement, and construction administration.
 - To design towards full build out of Bellevue 2nd Floor, Woodhull 9th & 10th Floor (75% of space)
 - The design is to adhere to SCOC regulations with secure access areas and outdoor space.
 - The goal is to provide health care to those incarcerated within our facilities in a secure environment.
- With schedule compression of Bellevue OTxHU from Fall of 2023 to December 2022 Array Architects is required to provide additional services & staff to complete design documents
 - Design new roof and roof top exercise/recreation area
 - Additional staff to be co-located at construction site to meet accelerated schedule
 - Applying emergency best practices needed on integrated streamlined delivery teams

Fee Proposal & MWBE Utilization Plan

- We are seeking approval to amend contract with Array:
 - Original length of assignment for Bellevue was 36 months
 - New length of assignment for compressed schedule is 26 months
 - Total contract value of \$10,477,880 after an increase of \$1,814,880
 - Fee proposal for increase based on accelerated schedule and scope increase
- Array Architects original MWBE utilization plan was 36.47%
- 42.5% of Array's Architects invoices to date are to MWBEs
- Array Architects anticipates a 17% MWBE for the additionally funded work
- Array Architects effective MWBE with new contract value is 33.1%

Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding by \$1,814,880 for its previously executed agreement with Array Architects, PC (“**Array**”) to provide architectural/engineering services for the renovation of space at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) over a five year term in connection with the System’s Correctional Health Unit (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) such that the funding is increased from \$8,663,000 to \$10,477,880.