

**CAPITAL COMMITTEE
MEETING AGENDA**

March 14, 2022

10:00 AM

50 Water Street, Room 1515 A&B – Virtual

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – December 7, 2021**

Feniosky Peña-Mora

- **SENIOR VICE PRESIDENT’S REPORT**

Christine Flaherty

ACTION ITEMS

- **Resolution** **Christine Flaherty**

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a renewal of a five-year revocable license agreement with Consolidated Edison Company of New York Inc. (the “Licensee”) to operate a radio communications system in approximately 50 square feet of space on the roof of the Martin Luther King Pavilion Building at Harlem Hospital Center (the “Facility”) at an annual occupancy fee of \$36,295.60 to be escalated by 3% per year for a five-year total of \$192,698.27.

Vendex: NA

EEO: NA

- **Resolution** **Christine Flaherty / Marcia Peters**

Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a five-year revocable license agreement with Panera, LLC (“Panera”) for the use and occupancy of approximately 3,167 square feet in three locations, including a basement production facility of approximately 2,341 square feet and two retail locations, within NYC Health + Hospitals/Bellevue (“Bellevue”) for the operation of a restaurant at a monthly charge of \$20,833.33/month for the first year of operation with annual increases of 2.5%, provided there shall be a three month abatement of the occupancy fee at the start of the agreement, for a total revenue to the System of \$1,251,581.93 over the five-year term.

Vendex: NA

EEO: NA

- **Resolution** **Oscar Gonzalez / Marcia Peters**

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Interstate Mechanical Services (the “Contractor”) for an amount not to exceed \$17,686,300 for construction services necessary for the replacement of the cooling tower and the upgrade the chilled water system at NYC Health + Hospitals / Bellevue Hospital Center (“Bellevue”) with a 7% project contingency of \$1,768,630.00, for unexpected changes in scope

yielding a total authorized expenditure not to exceed \$19,454,930.

Vendex: Approved

EEO: Approved

- **Resolution** **Greg Calliste / Aaron Anderson / Oscar Gonzalez**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Jemco Electrical Contractor (the “Contractor”) for an amount not to exceed \$27,559,902 for construction services necessary for the decanting of NYC Health + Hospitals / Woodhull Hospital Center with an 8% project contingency of \$3,130,858 for unexpected changes in scope yielding a total authorized expenditure of \$30,690,760.

Vendex: Approved

EEO: Approved

- **Resolution** **Oscar Gonzalez**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to increase the funding for 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 (together, the “Vendors”), to provide professional construction management services on an as-needed basis by \$40 Million to bring the limit for all Vendors to a new amount not to exceed of \$50 Million.

Vendex: Approved for all vendors.

EEO: Approved for all vendors.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

December 7, 2021

Capital Committee VIRTUAL Meeting - December 7, 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 9:38 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on November 15, 2021 were unanimously approved.

Senior Vice President's Report

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

Mrs. Flaherty thanked the Directors of Engineering at Lincoln, Kings County and Coney Island, three facilities that had just successfully completed Joint Commission with no conditional findings in Life Safety or Environments of Care.

She was excited to announce a new partnership with the NYC Department of Citywide Administrative Services that would include projects to install solar panels at Woodhull, Elmhurst and Jacobi.

Bond portfolio is being impacted by domestic Supply Chain issues but projects were moving along although some would require an extension of original anticipated completion schedules. Four projects were in construction and one was complete, with 35 projects ongoing.

Mr. Peña-Mora asked if Mrs. Flaherty's office was making any adjustments or preparations related to the Omicron variant of COVID-19 or whether emergency work from the beginning of COVID were in use.

Mrs. Flaherty said the department was working closely with management teams and she was aware of critical care areas developed at the sites in the early COVID emergency were in use and plans were being reviewed to determine if any additional work needed to be completed. To date no additional emergency requests had been made of her or the Capital group.

That concluded Mrs. Flaherty's remarks.

Mrs. Flaherty read the resolution:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Jemco Electrical Contractors, Inc. (the "Contractor") for an amount not to exceed \$7,234,156 for construction services necessary for the Main Distribution Frame (MDF) and Data Closet Upgrade Phase II at NYC Health + Hospitals/ Harlem Hospital ("Harlem") with a 10% project

contingency of \$723,416 for unexpected changes in scope yielding a total authorized expenditure of \$7,957,572.

Mrs. Flaherty was joined by Eric Wei, Interim Chief Executive Office, NYC Health + Hospitals / Harlem to present the contract. Together they narrated a presentation providing a background on the proposed project, the procurement process and project budget.

The Committee requested the below information be included in the presentation to Board of Directors:

- the square footage of the existing data room and how much space it would occupy in the new location.
- Clarification on the redundancy on-site or system-wide
- Clarification on where EITS hardware and software was included in this funding ask or whether it was just infrastructure
- Connectivity to the system-wide data centers
- Clarification from EITS to show how this project fits into the entire EITS data center upgrade plan

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

Mrs. Flaherty read the resolution:

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a revocable five year license agreement with River Renal Services, Inc. (the "Licensee") for its continued use and occupancy of 7,817 square feet of space to operate a renal dialysis center at NYC Health + Hospitals/Bellevue (the "Facility") at an occupancy fee rate of \$68.50 per square foot or \$539,163.50 per year to be escalated by 2.75% per year for a total of \$2,848,221.26 over the five-year term.

Mrs. Flaherty was joined by William Hicks, Chief Executive Office, NYC Health + Hospitals / Bellevue to present the license agreement. Together they narrated a presentation providing background information on the proposed vendor, including their history with NYC Health + Hospitals, an overview of dialysis services across the system, and licenses terms.

Mrs. Hernandez-Piñero asked if the six inpatient beds were ever used as backup to outpatient beds. Mr. Hicks said no they were reserved for inpatient needs.

Mr. Peña-Mora asked if the new capacity would be sufficient moving forward. Mr. Hicks responded that the current demands are being met, however there are mitigation plans in-place incase the demands increases.

The Committee requested that the below information be included in the Board presentation:

- Utilization data including maximum capacity, hour and days of operations
- Analysis of dialysis services system-wide

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

Mrs. Flaherty read the resolution:

Authorizing New York City Health and Hospitals Corporation (the "System") to execute agreements for license renewals for the use of space at the three mass COVID-19 vaccination/testing sites, the 12 pop-up COVID-19 testing sites and the one storage site listed in Annex A attached to this Resolution (together, the "Sites") and, through an agreement with NYCHA, various locations on NYCHA property, for no longer than one year for a cumulative amount not to exceed \$4.4M, plus an 11% contingency of \$500,000 to cover site repairs and utility overages, for a total of \$4.9M.

Mrs. Flaherty was joined by Theodore Long, MD, Senior Vice President, Ambulatory Care and Population Health and Executive Director, Test & Trace Corps., to present the agreements. Together they narrated a presentation providing overview of the sites, services provided, and agreement details.

Ms. Wang asked if there was testing being performed to identify if the Omicron variant was becoming more common. Dr. Long explained that test was only performed for 15% of tests. Dr. Katz confirmed and said it had no bearing on the personal result and how the patient would respond, it was data important to community and spread information. He emphasized the important on a population basis however, patient are not informed of the variants since that information does not alter care.

Mr. Peña-Mora asked for confirmation that we do not provide variant details to patients receiving a positive response notification. Dr. Katz said no, because it has no clinical purpose.

Mr. Peña-Mora asked if we share that information if the patient requests it. Dr. Katz said no he did not believe they even traced back to the clinical record.

Ms. Wang asked if access was at a good level. Dr. Long said they were following that closely. He and his team were working to ensure all sites were available and fully functional.

Mrs. Hernandez-Piñero noted that she did not see any pop-up Bronx sites on the list. Dr. Long said that there were a number of brick and

mortar sites in the Bronx, including the hospitals and diagnostic and treatment centers.

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 10:40 am.

LICENSE AGREEMENT

**CONSOLIDATED EDISON COMPANY OF NEW
YORK, INC.**

NYC HEALTH + HOSPITALS / HARLEM

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a renewal of a five-year revocable license agreement with Consolidated Edison Company of New York Inc. (the "Licensee") to operate a radio communications system in approximately 50 square feet of space on the roof of the Martin Luther King Pavilion Building at Harlem Hospital Center (the "Facility") at an annual occupancy fee of \$36,295.60 to be escalated by 3% per year for a five-year total of \$192,698.27.

WHEREAS, in December 2016 the Board of Directors authorized the System to enter into a five year license agreement with the Licensee; and

WHEREAS, the Licensee desires to continue operating its system at the Facility and the Facility has space to accommodate the Licensee's equipment; and

WHEREAS, the Licensee's use of rooftop space will not compromise Facility operations; and

WHEREAS, the Licensee's communications system complies with applicable federal statutes governing the emission of radio frequency signals, and therefore poses no health risk.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "System") be and hereby is authorized to execute a renewal of a five year revocable license agreement with the Consolidated Edison Company Inc. (the "Licensee") to operate a radio communications system in approximately 50 square feet of space on the roof of the Martin Luther King Pavilion at Harlem Hospital Center (the "Facility") at an annual occupancy fee of \$36,295.60 to be escalated by 3% per year for a five-year total of \$192,698.27.

EXECUTIVE SUMMARY
LICENSE AGREEMENT
CONSOLIDATED EDISON OF NEW YORK INC.
HARLEM HOSPITAL CENTER

The New York City Health and Hospitals Corporation (the "System") seeks its Board of Director's authorization to execute a renewal of a five-year revocable license agreement with the Consolidated Edison Company of New York, Inc. ("Con Ed") to operate a radio communications system in 50 square feet of space on the campus of Harlem Hospital Center ("Harlem").

The radio system installed at Harlem enhances Con Ed's ability to service the local community during emergencies and scheduled service operations. The system receives utility demand, consumption and outage data from substations and transmits data to Con Ed central operations. Its voice channel capability allows service crews access to necessary resources for routine and emergency functions.

The Con Ed radio system operates at both the 800 megahertz ("MHz") and 900 megahertz ("MHz") frequency. The 800 megahertz iDEN System is a Motorola Radio Frequency ("RF") communications system for voice communications. The 900 MHz Data System is used by Con Ed's electric system operators to monitor and control electric distribution equipment remotely.

Con Ed will be granted the continued use and occupancy of approximately fifty (50) square feet of space on the roof of the Martin Luther King Pavilion. Con Ed will pay an occupancy fee of approximately \$36,295.60 per year with an annual increases of 3% for its use and occupancy of the licensed space for a total occupancy fee over the five year term of \$192,698.27. Con Ed will be responsible for paying for electrical service. Con Ed is also responsible for all system maintenance.

The occupancy fee previously in effect had increased by 3% per year from its original rate set five years ago and the proposed first year occupancy fee represents a 3% increase over the prior year's rate.

Con Ed shall be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of its use of the licensed space, and shall provide appropriate insurance naming the Corporation and the City of New York as additional insureds.

The term of this agreement shall not exceed five years without further authorization by the Board of Directors and shall be revocable by either party upon six months prior written notice.

**Harlem Hospital Center
License Agreement – Consolidated Edison
Company of New York, Inc.**

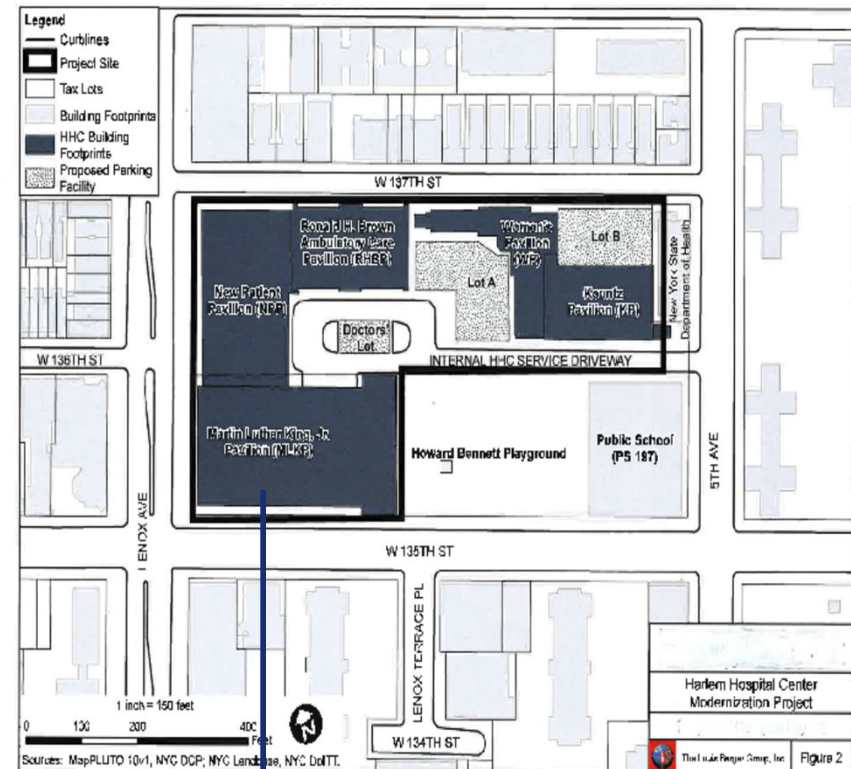
Capital Committee Meeting
March 14, 2022

Christine Flaherty, Senior Vice President, OFD



Background

- Consolidated Edison (“Con Ed”) has been operating a radio system at Harlem Hospital Center (“Harlem”) since 2002.
- The radio system enhances Con Ed’s ability to service the community during emergencies and scheduled service operations. The system covers a 55 mile radius servicing the Bronx, Manhattan and Northern Queens.
- The system receives utility demand, consumption and outage data from substations and transmits data to Con Ed central operations. Its voice channel capability allows service crews access to necessary resources for routine and emergency functions.
- The system includes an 800 Mhz Motorola iDen system for voice communications and a 900 Mhz system for data transmission.



Martin Luther King Jr. Pavilion – Con Ed Communications



Background

- In December 2016 the Board of Directors authorized a five year license agreement with Con Ed for its continued use and occupancy of 50 square feet of space on the roof of the Martin Luther King Jr. (“MLK”) Pavilion for the operation of a radio communications system .
- This agreement was previously approved by the Board in 2001, 2007, and 2012.
- The license agreement term will expire April 30, 2022.



Agreement Terms

- Con Ed will continue to occupy 50 square feet of space on the roof of the Martin Luther King Pavilion.
- Con Ed will pay an occupancy fee of \$36,295.60 per year to be escalated by 3% per year over the five year term.
- The occupancy fee represents a 3% increase over the current occupancy fee.
- The unique site specific factors (e.g. area topography, area signal coverage) that affect the price for rooftop space used for communication equipment differ from typical commercial space leases thereby rendering traditional fair market value analysis less significant.



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a renewal of a five year revocable license agreement with the Consolidated Edison Company of New York Inc. (the “Licensee”) to operate a radio communications system in approximately 50 square feet of space on the roof of the Martin Luther King Jr. Pavilion on the campus of Harlem Hospital Center (the “Facility”) at an annual occupancy fee of \$36,295.60 to be escalated by 3% per year for a five year total of \$192,698.27.



LICENSE AGREEMENT

PANERA, LLC.

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year revocable license agreement with Panera, LLC (“**Panera**”) for the use and occupancy of approximately 3,167 square feet in three locations, including a basement production facility of approximately 2,341 square feet and two retail locations, within NYC Health + Hospitals/Bellevue (“**Bellevue**”) for the operation of a restaurant at a monthly charge of \$20,833.33/month for the first year of operation with annual increases of 2.5%, provided there shall be a three month abatement of the occupancy fee at the start of the agreement, for a total revenue to the System of \$1,251,581.93 over the five-year term.

WHEREAS, the System wishes to provide access to affordable, healthy food for the System’s staff, visitors and patients at its facilities and prioritizes such goals over the goal of maximizing income for its facilities from licensing space to commercial businesses; and

WHEREAS, Au Bon Pain currently operates in Bellevue at the locations where Panera, its corporate affiliate, will assume the operation;

WHEREAS, Au Bon Pain has been successfully patronized by Bellevue staff and visitors and Panera intends to continue a similar type of operation after a modernization and rebranding;

WHEREAS, Bellevue also has a sit-down diner-style restaurant, “Moonstruck,” and so Panera will continue to compliment the diner by providing the take-away or “grab and go” style healthy food service operation currently operated by Au Bon Pain; and

WHEREAS, Panera has committed to a menu and affordable prices that, except for annual CPI increases, may be changed only with Bellevue’s approval thereby assuring continued affordable prices; and

WHEREAS, the Executive Director of Bellevue will manage the proposed contract.

NOW THEREFOR, BE IT RESOLVED, that New York City Health and Hospitals Corporation (the “**System**”) be and it hereby is authorized to sign a five-year revocable license agreement with Panera, LLC. (“**Panera**”) for the use and occupancy of approximately 3,167 square feet in three locations, including a basement production facility of approximately 2,341 square feet and two retail locations, within NYC Health + Hospitals/Bellevue (“**Bellevue**”) for the operation of a restaurant at a monthly charge of \$20,833.33/month for the first year of operation with annual increases of 2.5%, provided there shall be a three month abatement of the occupancy fee at the start of the agreement, for a total revenue to the System of \$1,251,581.93 over the five-year term.

EXECUTIVE SUMMARY
AWARD OF CONTRACT TO PANERA LLC
TAKE AWAY FOOD SERVICE AT NYC HEALTH+HOSPITALS/BELLEVUE

**BACK-
GROUND:**

The System has made a policy decision to install food service operators offering affordable and healthy meals in its hospitals and to subordinate generating higher revenue from such operations in the interest of less expensive and healthier options. Au Bon Pain has been operating at Bellevue for the last 10 years offering similar kinds of service as Panera will offer. There is also a traditional diner-style sit down restaurant in the hospital, "Moonstruck." Thus, Panera and Moonstruck are complimentary in meeting the dining needs of the Bellevue Community.

**SELECTION
OF PANERA:**

Panera represents a continuation of the successful Au Bon Pain operation with a new look and brand following a modernization and rebranding to update the prior operation. Hence the choice of Panera offers the assurance of a known quantity but with a refreshed style and presentation. The Panera brand and offerings are well-known and so Bellevue knows what it will be getting. Both Au Bon Pain and Panera offer a healthy menu without any fried foods and with an emphasis on fresh ingredients.

TERMS:

Panera will pay a monthly fee of \$20,833.33 with annual 2.5% increases over the 5-year term of the agreement. The occupancy fee will be abated for up to three months or any shorter period required for Panera to complete its modernization. On these terms, Bellevue will receive \$1,251,581.93 over the five-year term. This rate is at or above fair market value.

Most important, Panera has agreed to start its prices at those shown on a menu provided to the System and that will be attached to the agreement. Except for CPI increases, Panera will not increase its prices without the prior consent of Bellevue. Similarly, Panera will not materially change its menu from that proposed.

Panera positions its retail outlets within one of three pricing tiers. The Bellevue location will be at the lowest of these tiers. Such pricing is consistent with Panera's charges at other Panera hospital locations in the area such as Westchester County Medical Center, L.I. Jewish Medical Center, NY Presbyterian/Weil Cornell Medical Center and St. Joseph's University Medical Center.

Panera will provide its own cleaning and maintenance. Its electrical usage is included in the occupancy fee, a point taken into account in the FMV analysis prepared to inform the negotiation of the terms.

Panera, as with Au Bon Pain before it, will occupy three locations at Bellevue: a basement production facility of approximately 2,341 square feet in the basement of the H Building; a main facility consisting of approximately 222 square feet in the Atrium Building on First Avenue Building and approximately 604 square feet in the H Building.



NYC Health + Hospitals/Bellevue Panera LLC

Capital Committee Meeting March 14, 2022

Marcia Peters, Deputy Executive Director, NYC Health + Hospitals / Bellevue
Christine Flaherty, Senior Vice President, Office of Facilities Development



Food at Bellevue Change to Panera

- Bellevue has offered food to staff and visitors for > 30 yrs.
- Au Bon Pain has been operating successfully at Bellevue for about 10 years. ABP and Panera are affiliated companies with similar operations. The proposal is for Panera to take over the ABP operation in its current foot print after modernizing and re-branding the existing facilities as a Panera operation.
- Panera will occupy a total of 3,167 sf, 826 sf of ground floor and 2,341 sf of basement space.
- Operates at a number of hospitals in the area.
- Panera will offer healthy food options similar to ABP.
- Panera will not increase its prices above CPI without Bellevue's prior approval.





Background: Panera

- Panera is privately owned by JAB Holdings, based in Germany.
- Au Bon Pain and Panera are both subsidiaries based in St. Louis, Mo. that operates over 2,000 restaurants in North America.
- The Panera Brand is offered in three different pricing tiers with the restaurants in hospitals being in the least expensive tier.
- In the greater NY Metropolitan area the company operates restaurants at Westchester Cty. Medical Center, L.I. Jewish Medical Center, NY Presbyterian/Weil Cornell Medical Center, and St. Joseph's University Medical Center.
- Outside of the area, the company operates restaurants at the Univ. of Chicago Medical Center, Advocate Lutheran General Hospital, RUSH Univ. Medical Center, and the Northwestern Univ. Feinberg School of Medicine.
- The company operates under either the Au Bon Pain or Panera brand with an ongoing program to shift to the Panera brand.



Food vendors at H+H facilities

- Convenient onsite food options is important to staff and patient satisfaction.
 - Facilities are often not near retail corridors
 - Work schedules require easy access to food
 - Healthy food options are core to H+H values
 - Cost conscious pricing allows access to all
- The System made policy decision to install operators of affordable and healthy food service when possible and to subordinate higher revenue to less expensive food.
- Current agreements have been concessions requiring the vendor to share profit with the facility. H+H is shifting to licenses for simpler administration and in recognition that the food service operators virtually never paid more than the stated minimum.
- Bellevue also has a sit-down diner-style restaurant, “Moonstruck”, which compliments the take-away or “grab and go” style services of Panera.

- Current operators:

Facility	Vendor
Bellevue	Panera (proposed change from Au Bon Pain)
Coler	Subway
Coney Island	Andy’s of Kings County
Elmhurst & Jacobi	Au Bon Pain
Henry J. Carter	Subway
North Central Bronx	Tasty Pick’s II
Queens	Andy’s
Sea View	Chef Fresh Café
Woodhull	Towers Cafe



License Agreement Terms

This resolution requests a License Agreement with the following terms:

- Occupancy fee of \$20,833.33/month with a three month abatement at the start of the license agreement during construction of improvements. The occupancy fee will be escalated by 2.5% per year for a total of \$1,251,581.93 over the five year term.
- Panera will be responsible for cleaning, maintenance and all regulatory filings required for their renovation work. The cost of their electrical consumption is included in the occupancy fee which was considered in the FMV assessment.
- Term: Five years
- The occupancy fee is \$78.93/sf. The market value of the basement space is \$30.00/sf and the ground floor space, \$80.00/sf.
- Agreement may be terminated upon thirty days notice.



Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a five-year revocable license agreement with Panera, LLC (“Panera”) for the use and occupancy of approximately 3,167 square feet in three locations, including a basement production facility of approximately 2,341 square feet and two retail locations, within NYC Health + Hospitals/Bellevue (“Bellevue”) for the operation of a restaurant at a monthly charge of \$20,833.33/month for the first year of operation with annual increases of 2.5%, provided there shall be a three month abatement of the occupancy fee at the start of the agreement, for a total revenue to the System of \$1,251,581.93 over the five-year term.



CONTRACT APPROVAL

INTERSTATE MECHANICAL SERVICES

**COOLING TOWER REPLACEMENT & CHILLED
WATER SYSTEM UPGRADE**

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to execute a contract with Interstate Mechanical Services (the “**Contractor**”) for an amount not to exceed \$17,686,300 for construction services necessary for the replacement of the cooling tower and the upgrade the chilled water system at NYC Health + Hospitals / Bellevue Hospital Center (“Bellevue”) with a 7% project contingency of \$1,768,630.00, for unexpected changes in scope yielding a total authorized expenditure not to exceed \$19,454,930.

WHEREAS, Bellevue requires the replacement of its cooling towers, electric centrifugal chillers, its chilled water pumps and its variable frequency drives as well as the upgrade of the chiller controls and the modernization of the building automation system; and

WHEREAS, these replacements, upgrades and modernization will make Bellevue’s cooling systems more reliable; and

WHEREAS, this described program cost totals \$23,868,071.86 of which \$17,686,300 is allocated to the proposed contract; and

WHEREAS, the balance of the \$23,868,071.86 budgeted will be spent on other contracts associated with this project including design, design contingency, construction management and other professional fees; and

WHEREAS, the proposed project will be completed during 2023; and

WHEREAS, the Senior Vice President for OFD will be responsible for the administration of the proposed contract.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) be and hereby is authorized to execute a contract with Interstate Mechanical Services (the “**Contractor**”) for an amount not to exceed \$17,686,300 for construction services necessary for the replacement of the cooling tower and the upgrade the chilled water system at NYC Health + Hospitals / Bellevue Hospital Center (“Bellevue”) with a 7% project contingency of \$1,768,630.00, for unexpected changes in scope yielding a total authorized expenditure not to exceed \$19,454,930.

EXECUTIVE SUMMARY
CHILLER AND COOLING TOWER REPLACEMENT AND UPGRADE
NYC HEALTH + HOSPITALS / BELLEVUE
PROPOSED CONTRACT WITH INTERSTATE MECHANICAL SERVICES

OVERVIEW:	NYC Health + Hospitals seeks to replace the cooling tower and upgrade 4 chillers, located on the 23 rd and 13 th floors respectively, at NYC Health + Hospitals / Bellevue. The mechanical scope was designed, estimated and bid in accordance with the NYC Health + Hospitals' Operating Procedure 100-5. The contract is for an amount not-to-exceed \$17,686,300.
NEED:	The cooling tower and chillers have passed their useful lives. The performance of the cooling tower has substantially deteriorated and needs to be replaced. During the summer of '21, operating rooms were forced to shut down for 3 days and Bellevue endured a week of canceled procedures due to the heat, coming dangerously close to a full diversion. The proposed replacement and upgrade will provide reliable cooling so that Bellevue's operations can be uninterrupted throughout the summer.
PROCUREMENT:	Publicly bid.
SCOPE:	Work shall consist of: replacing the cooling towers and upgrading the chiller plant. The project also includes upgrading the chiller controls and replacing the chilled water pumps and the variable frequency drives as well as the modernization of the building automation system.
COSTS:	The project budget is \$23,868,071.86. The proposed contract is for \$17,686,300. Funding is requested of \$1,768,630.00 in project contingency (7%).
FINANCING:	H+H Bonds.
SCHEDULE:	The project is scheduled for completion in 2022.
MWBE:	30.16% MWBE utilization plan.

NYC H+H / BELLEVUE COOLING TOWER REPLACEMENT AND CHILLED WATER SYSTEM UPGRADE

Capital Committee

March 14, 2022

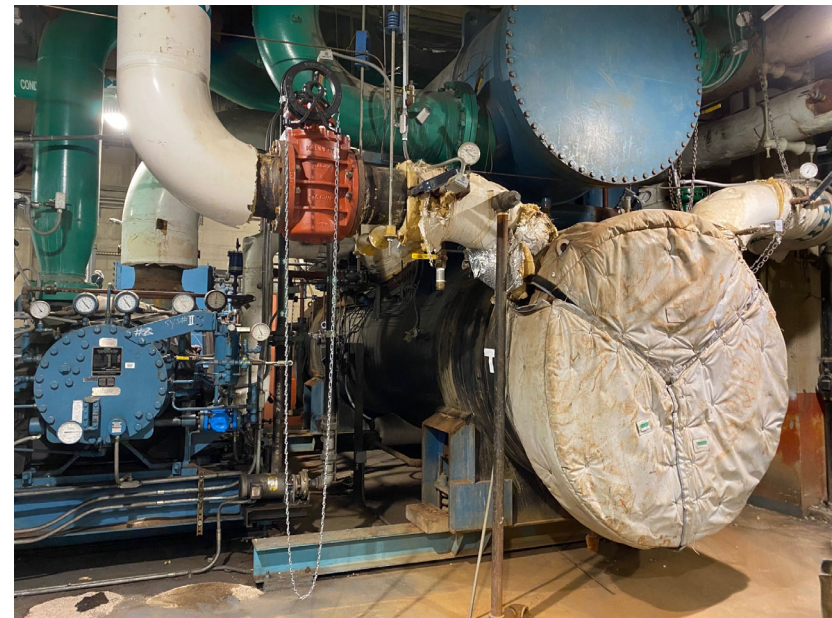
Marcia Peters, Deputy Executive Director, NYC Health + Hospitals / Bellevue

Oscar Gonzalez, Assistance Vice President, Office of Facilities Development



Project Background

- The Bellevue Cooling Towers with a capacity of 12000 tons and the four (4) Chillers with a capacity of 9000 tons, are located on the 23rd floor and 13th floor roofs respectively.
- The Cooling Tower have substantially deteriorated in performance and needs to be replaced.
- During the summer '21, OR's shut down for (3) days and the hospital endured a week's worth of canceled cases due to the heat, coming dangerously close to a full diversion.



Project Background, cont.

- NYC Health + Hospital plans to replace the existing cooling towers and upgrade the chiller plant with the replacement of existing chillers to gain much needed reliability and resiliency in chilled water system operation.
- The overall project also includes controls upgrade to existing chillers, replacement of chilled water pumps, variable frequency drives (VFDs), modernization of the building automation system (BAS), and ancillaries.



Construction Contract

- Sourced via public bid
- Interstate Mechanical Services was the lowest of six (6) bidders
- MWBE subcontractor utilization plan presented 30.45%

Subcontractor	Certification	Supplies/Services	Utilization Plan %
International Asbestos Removal	WBE	Services	7.71%
Cardoza Plumbing	MBE	Services	1.36%
DM Engineering	MBE	Services	.36%
Metropolis HVAC	MBE	Services	21.02%
Dover Environmental	WBE	Services	.32%

- Contract amount is \$17,686,300
- MWBE amount is \$ 5,333,725
- Since the contractor did not work with any NYC Agency, no MOCs Evaluation was available.
However during the reference checks of work performed for NYPA, all indicate that they would recommend the company for future work.
- Projected completion in 2023



Project Budget

Chiller & Cooling Tower Project	
Construction	\$17,686,300.00
Environmental	\$4,649.86
Design Fees	\$1,658,300.00
Additional Services	\$27,864.00
Equipment Costs	\$2,722,328.00
Project Contingency (7%)	\$1,768,630.00
Total	\$23,868,071.86



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Interstate Mechanical Services (the “Contractor”) for an amount not to exceed \$17,686,300 for construction services necessary for the replacement of the cooling tower and the upgrade the chilled water system at NYC Health + Hospitals / Bellevue Hospital Center (“Bellevue”) with a 7% project contingency of \$1,768,630.00, for unexpected changes in scope yielding a total authorized expenditure not to exceed \$19,454,930.



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

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

Re: Vendor responsibility, EEO and MWBE status

Vendor: Interstate Mechanical Services, Inc.

Date: March 1, 2022

Digitally signed by
Tallbe, Keith
Date: 2022.03.01
13:03:44 -05'00'

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

<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE Utilization Plan</u>
Approved	Approved	30.45%

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

CONTRACT APPROVAL

JEMCO ELECTRICAL CONTRACTORS, INC.

DECANTING

NYC HEALTH + HOSPITALS / WOODHULL

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to execute a contract with Jemco Electrical Contractor (the “**Contractor**”) for an amount not to exceed \$27,559,902 for construction services necessary for the decanting of NYC Health + Hospitals / Woodhull Hospital Center with an 8% project contingency of \$3,130,858 for unexpected changes in scope yielding a total authorized expenditure of \$30,690,760.

WHEREAS, Out-Posted Therapeutic Housing Units (“**OTxHUs**”) within NYC Health + Hospitals’ acute care facilities will be secured, clinical units operated by NYC Health + Hospitals’ Correctional Health Services unit (“**CHS**”) with the New York City Department of Corrections (“**DOC**”) providing custody management; and

WHEREAS, The OTxHU beds bridge the gap between care provided in jail and acute hospitalization, with decisions regarding admission to and discharge from the OTxHUs to be made by CHS according to each patient’s clinical needs; and

WHEREAS, OTxHUs are being established at NYC Health + Hospitals/Bellevue and are planned for NYC Health + Hospitals/Woodhull (the “**Facility**”); and

WHEREAS, the OTxHU project requires extensive alterations to the host hospitals including relocating or decanting functions currently being performed in the parts of Woodhull intended for OTxHU; and

WHEREAS, the cost of relocating the existing functions at Woodhull in the area planned for OTxHU totals \$30,690,760 of which \$27,559,902 is allocated for the proposed contract; and

WHEREAS, the Contractor was selected for the proposed contract through a sealed bid process; and

WHEREAS, the Contractor will be responsible for demolition of existing facilities and construction of replacement facilities within the Facility; and

WHEREAS, additional smaller contracts will be let for approximately \$3 Million of work associated with this project including design, design contingency, construction management and other professional fees; and

WHEREAS, this project will be completed during 2023; and

WHEREAS, the Senior Vice President for OFD will be responsible for the management of the proposed contract.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) be and hereby is authorized to execute a contract with Jemco Electrical Contractors, Inc. (the “Contractor”) for an amount not to exceed \$27,559,902 for construction services necessary for the decanting of NYC Health + Hospitals / Woodhull Hospital Center with an 8% project contingency of \$3,130,858 for unexpected changes in scope yielding a total authorized expenditure of \$30,690,760.

**EXECUTIVE SUMMARY
DECANTING TO CLEAR
NYC HEALTH + HOSPITALS / WOODHULL HOSPITAL**

OVERVIEW:	NYC Health + Hospitals seeks to decant sections of the 10 th , 6 th and 2nd floor of the Main Building at NYC Health + Hospitals / Woodhull. The decanting was designed, estimated and bid in accordance with the NYC Health + Hospitals' Operating Procedure 100-5. The contract is for an amount not-to-exceed \$27,559,902.
NEED:	The Outposted Therapeutic Housing Units (OTxHU) within Health & Hospital acute care facilities will be secured clinical units operated by CHS and DOC providing custody management. The OTxHU beds bridge the gap between care provided in jail and acute hospitalization, with decisions regarding admission to and discharge from the OTxHUs will be made by CHS according to a patient's clinical needs. This program will offer a therapeutic and more normalized environment for those patients with more complex clinical needs. Increases safer access to specialty and subspecialty services for patients who need them on a regular basis. To achieve this project various units throughout the hospital will need to be relocated and consolidated to make room for the OTXHUs project.
PROCUREMENT:	Public bid.
SCOPE:	Work shall consist of: relocation of administrative and departmental offices, Respiratory Therapy, Chemical Dependency, Clinical Support spaces from the 9 th and 10 th floors and relocation of the Pediatric Unit on the 6 th floor. Will include full gut renovation of blocks 5-300, 6-000, 6-200 & 6-300 and partial renovation in blocks 3-300, 6-100, and 10-000. The scope of work consists of demolition work, new interior partitions, ceiling, light fixtures, finishes items, MEP work, Security work, Fire alarm & protection work. Also, a construction hoist will be part of the scope for this project to transport materials and debris in/out of the project areas.
COSTS:	Total project budget is \$39,074,314. Base bid of \$27,559,902. \$3,181,304 in project contingency (8%).
FINANCING:	General Obligation Bonds.
SCHEDULE:	The project is scheduled for completion in 2023.
MWBE:	41.51% subcontractor utilization plan.

Outposted Therapeutic Housing Units (OTxHU) Construction Contract for Woodhull Decanting Program

**Capital Committee
March 14, 2022**

Greg Calliste, CEO, H+H/Woodhull Hospital

Aaron Anderson, Assistant Vice President, Correctional Health Services

Oscar Gonzalez, AVP, Capital Development Group



Program Background

➤ What is OTxHU?

- A pioneering approach that will increase access to high quality health care for patients in custody in a safe, more humane way.
- Secured, clinical units, operated by CHS within certain NYC H+H acute care facilities, for 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 admission.
- Decisions regarding admission to and discharge from the OTxHUs will be made by CHS according to patient's clinical needs.

➤ Benefits of OTxHU

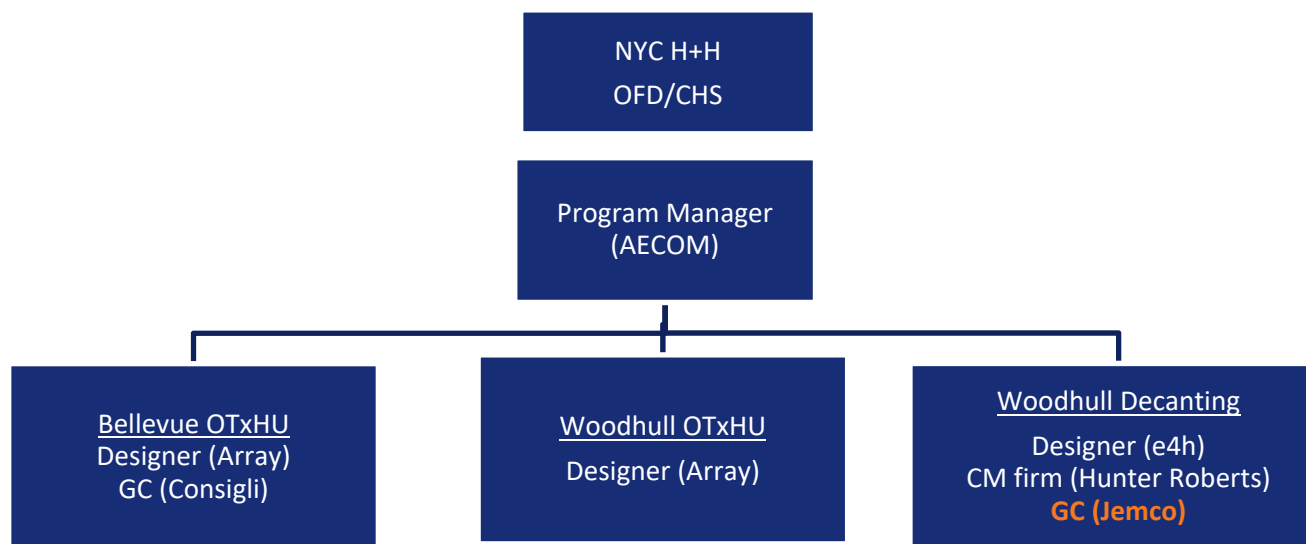
- Offers a therapeutic and more normalized environment for those patients with more complex clinical needs.
- Increases safer access to specialty and subspecialty services for patients who need them on a regular basis.
- Improves continuity of care between CHS and NYC H+H, and providers in inpatient,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



Current State OTxHU

- OMB funded OTxHU Program and OFD proceeded to procure management, design and construction contracts.
- All three projects were competitively procured and vendors began work during the pandemic.
- All three projects have been executed:
 - Woodhull enabling relocation design is complete and construction being procured
 - Woodhull OTxHU design underway and expected completion 2022
 - Bellevue OTxHU design completed while construction procured and underway

The OTxHU Team

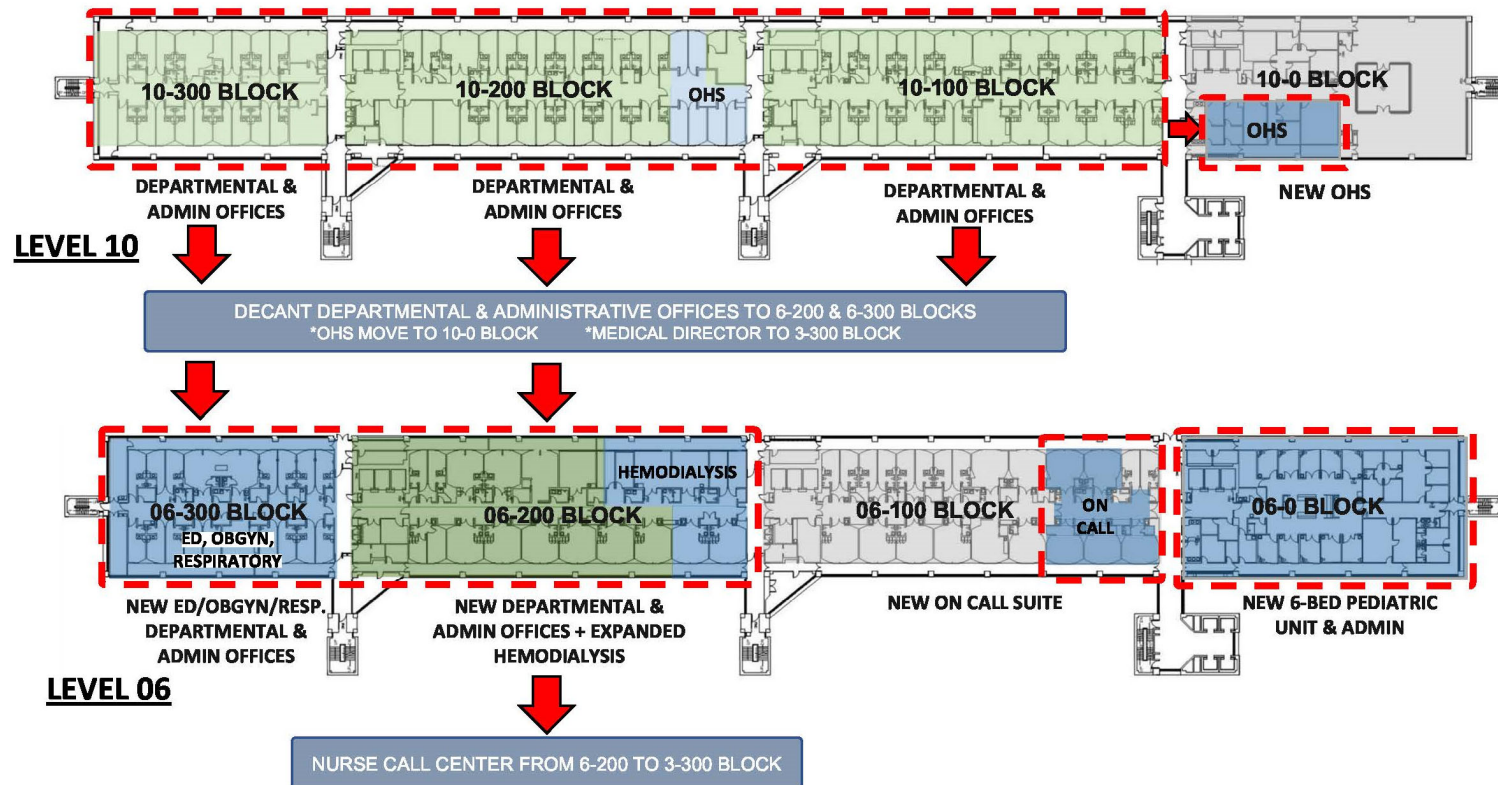


Woodhull Enabling Project

- Woodhull Enabling Program (39,000 gsf = 28,000 admin + 11,000 clinical)
 - Relocation of administrative and departmental offices, Respiratory Therapy, Chemical Dependency, and Clinical Support spaces from 9th and 10th floors
 - Pediatrics Unit relocating from current space on the 6th floor, allowing the unit to collocate near the clinic team and create more efficient workflow
 - Meet aggressive schedule in order to allow the renovation of 9th and 10th floors for Correctional Health Services.
 - Creating efficient and collaborative office environments
 - Upgrade spaces to meet current building codes and FGI Guidelines for Design & Construction of Health Care facilities.
 - Consolidate department spaces where possible.
- Design Completion October 2021



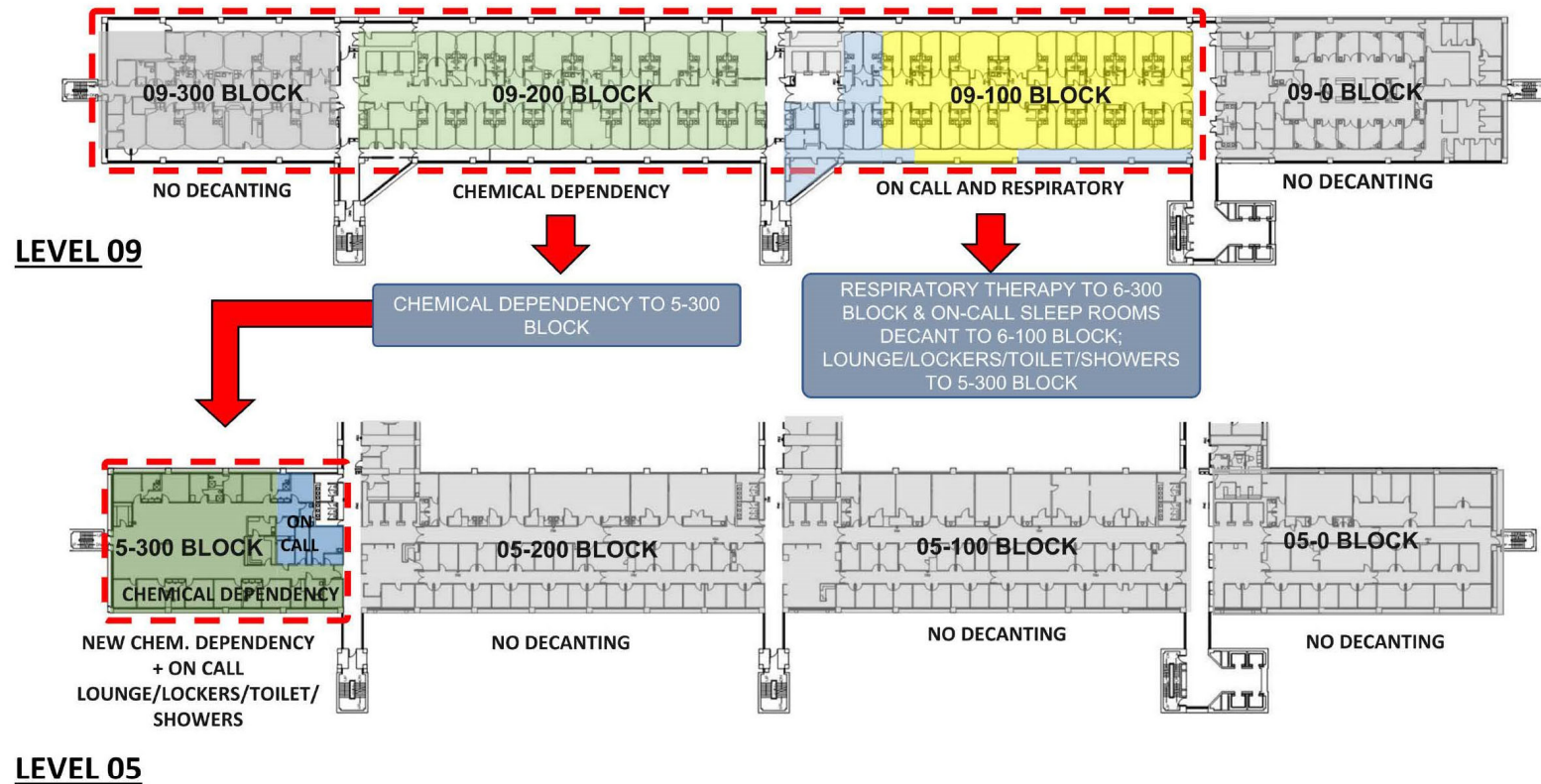
Decanting 10th & 6th floor



DECANTING SUMMARY FOR LEVEL 10 AND RELATED AREAS

- ☐ ADMINISTRATIVE & DEPARTMENTAL OFFICES FROM 10-300, 200, AND 100 BLOCKS WILL BE DECANTED TO 6-300, AND 200 BLOCKS. EXCEPT...
- ☐ OCCUPATIONAL HEALTH SERVICES WILL BE RELOCATED TO THE 10-0 BLOCK, AND THE MEDICAL DIRECTOR TO BE DECANTED TO 3-300 BLOCK
- ☐ RESPIRATORY THERAPY WILL MOVE FROM THE 9-200 BLOCK TO THE 6-300 BLOCK.
- ☐ THE PEDIATRIC UNIT IN THE 6-300 BLOCK WILL BE RELOCATED TO THE 6-0 BLOCK
- ☐ THE EXISTING HEMODIALYSIS WILL REMAIN IN CURRENT LOCATION. SUPPORT SERVICES TO BE CONSOLIDATED ADJACENT TO UNIT AND THE UNIT ITSELF WILL RECEIVE SELECT IMPROVEMENTS
- ☐ NURSE CALL CENTER, LOCATED IN THE 6-200 BLOCK WILL BE RELOCATED TO THE 3-300 BLOCK
- ☐ PROGRAMS, OFFICES CURRENTLY ON LEVEL 6 ARE NOT CONSIDERED IN THIS DECANTING STRATEGY

Decanting 9th & 5th Floor



DECANTING SUMMARY FOR LEVEL 09 AND RELATED AREAS

- ☐ CHEMICAL DEPENDENCY FROM 9-200 BLOCK WILL BE RELOCATED TO 5-300 BLOCK.
- ☐ RESPIRATORY THERAPY, FROM THE 9-100 BLOCK, WILL BE RELOCATED TO THE 6-300 BLOCK (NOTE: ADDITIONAL STORAGE FOR RESPIRATORY THERAPY WILL BE LOCATED ON LEVEL 1)
- ☐ ON-CALL ROOMS TO BE RELOCATED TO 6-100 BLOCK AND LOUNGE/LOCKERS/TOILETS/SHOWERS TO BE RELOCATED TO 5-300 BLOCK. ST. GEORGE'S UNIVERSITY LOCKER ROOM TO BE INCLUDED IN 1-100 BLOCK



Overview of Procurement

- 11/16/21: RFP posted on City Record
- 11/22/21 & 11/23/21: Site tour for bidders; 8 vendors attended
- 1/05/22: Proposal deadline, 5 proposals received
- 1/19/22: Lowest Bidder after vetting, was deemed Non-Responsible due to the vendor unable to meet the self - performance of 25%
- 1/19/22: Pre-qualification meeting with lowest responsible bidder - JEMCO



Construction Contract

- Sourced via public bid
- Jemco Electrical Contractors, Inc. was the second lowest of five (5) bidders
- MWBE 41.51% subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %
AMG DEMO	WBE	Service	4.72
AMERICAN BUILDERS	MBE	Service	1.97
DEUTSCHER & DAUGHTER	WBE	Service	1.30
EASTERN PLUMBING	WBE	Service	5.44
PARK AVE BUILDING & ROOF	MBE	Supplies	4.35
TEDCO GROUP	MBE	Service	16.33
TURTLE & HUGHES	WBE	Supplies	7.26

- Contract amount is \$27,559,902
- MWBE amount is \$ 11,402,359
- Jemco is currently one of our JOCs Electrical Contractor (2020-2022) and also a previous JOCs Electrical Contractor (2018-2020). Evaluations for both contracts were rated 93% and 93% respectively. Additionally, the ratings listed in MOCs included 2 Excellent and 4 Good.
- Projected completion in 2023 if contract registered by June 2022.



Project Budget

Woodhull Decanting

Construction (Jemco)	\$27,559,902
CM (Hunter Roberts)	\$2,162,739
Early Abatement Contractor	\$500,000
PM (AECOM)	\$1,771,840
Design (E4H)	\$1,948,975
FF&E Allowance	\$2,000,000
Project Contingency (8%)	\$3,130,858
Total	\$39,074,314



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Jemco Electrical Contractor (the “Contractor”) for an amount not to exceed \$27,559,902 for construction services necessary for the decanting of NYC Health + Hospitals / Woodhull Hospital Center with an 8% project contingency of \$3,130,858 for unexpected changes in scope yielding a total authorized expenditure of \$30,690,760.



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

From: Keith Tallbe Tallbe, Digitally signed by
Senior Counsel Keith Tallbe, Keith
Office of Legal Affairs Date: 2022.03.11
10:32:28 -05'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: Jemco Electrical Contractors, Inc.

Date: March 11, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE Utilization Plan
41.51%

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

CONTRACT AMENDMENT

CONSTRUCTION MANAGEMENT (CM)

CONSULTANT POOL

SYSTEM-WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to increase the funding for 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 (together, the “**Vendors**”), to provide professional construction management services on an as-needed basis by \$40 Million to bring the limit for all Vendors to a new amount not to exceed of \$50 Million.

WHEREAS, in November 2020, following an RFP, the System’s Board of Directors approved contracts with the 7 Vendors to perform to provide professional construction management services on an as-needed basis at a cost not-to-exceed \$10 Million over a five-year period including two one-year options exercisable only by the System; and

WHEREAS, of the \$10 Million approved, currently less than \$2 Million remains uncommitted although the allowed term of the Vendor contracts has almost three years remaining; and

WHEREAS, the System has been fortunate in securing substantial additional funding from the System’s recent bond refinancing yielding \$98 Million, \$1.2 Billion in Mayoral funds for FY 22-26 and \$30 Million in Borough President and NYC Council funds for FY 22; and

WHEREAS, the System has attracted additional capital because of the substantial capital projects it is undertaking to address deferred maintenance across the System, because of substantial improvements being made in clinical facilities, major mechanical systems and parking facilities; and

WHEREAS, the performance of the Vendors has been satisfactory which is demonstrated by the volume of projects successfully progressing; and

WHEREAS, the Vendors have committed to MWBE participation of at least 30% detailed in the November 2020 Resolution and have adhered to their plans and three of the seven firms are MWBE; and

WHEREAS, the Senior Vice President – Office of Facilities Development will be responsible for the administration of the agreements.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to. increase the funding for 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 (together, the “**Vendors**”), from the \$10 Million cap set in November, 2020 when the Board of Directors authorized contracts for the Vendors to provide professional construction management services on an as-needed basis by \$40 Million to bring the limit for all Vendors to a new amount not to exceed of \$50 Million.

**EXECUTIVE SUMMARY
INCREASE IN FUNDING FOR
SEVEN CONSTRUCTION MANAGEMENT COMPANIES**

BACK- GROUND:	<p>In fall of 2020 the System conducted an RFP for professional construction management firms. The System supplements its own forces with requirements contractors in various fields to provide the manpower and expertise that the System cannot economically sustain at the level needed for large projects. In November 2020, the System's Board of Directors approved contracts for seven Construction Management consulting firms: AECOM USA Inc, Armand Corporation, Gilbane Building Company, Jacobs Project Management Co., McKissack & McKissack, TDX Construction Corporation, The McCloud Group LLC (the "Vendors"). The not-to-exceed cost of the contracts was set at \$10 Million over the 3-year term plus 2 one-year System options. Due to various developments, the \$10 Million in approved funding is proving to be grossly inadequate such that to date, after less than two years of the potential five-year term, only approximately \$1.7M remains entirely uncommitted. Fortunately, the System has been able to attract substantial additional capital funding from the System's recent bond refinancing yielding \$98 Million, \$1.2 Billion in Mayoral funds for FY 22-26 and \$30 Million in Borough President and NYC Council funds for FY 22</p>
NEED/ PROGRAM:	<p>The System needs these additional capital funds to finance the significant capital projects required. The System has substantial accumulated needs due to inadequate funding in the past to stay current with the cycle of replacing major mechanical systems and repairing or replacing structural elements of the System's hospitals and other buildings. Additionally, the System wishes to push forward programs to improve clinical facilities, reduce energy inefficiencies, improve parking facilities and construct new facilities where appropriate. Because of the increased volume of capital projects, the System will call upon its contracted construction managers more often and it needs the increased funding to be authorized by the Resolution to pay the additional cost.</p>
TERMS:	<p>The terms of the previously authorized contracts will not change.</p>
MWBE:	<p>All the Vendors are meeting the M/WBE goals set forth in their utilization plans.</p>

Increase in NTE for Construction Management (CM) Pool for Professional Services

Capital Committee Meeting
March 14, 2022

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 construction management services on an as needed basis, for projects throughout the system. Services include, but are not limited to:
 - Perform construction management 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 manage various types of testing, including laboratory analysis and reports.
 - Provide CM Services during the construction period by qualified field superintendents.



Overview

- In November 2020 the Board approved contract for Construction Management (CM) pool of contract to support this work.

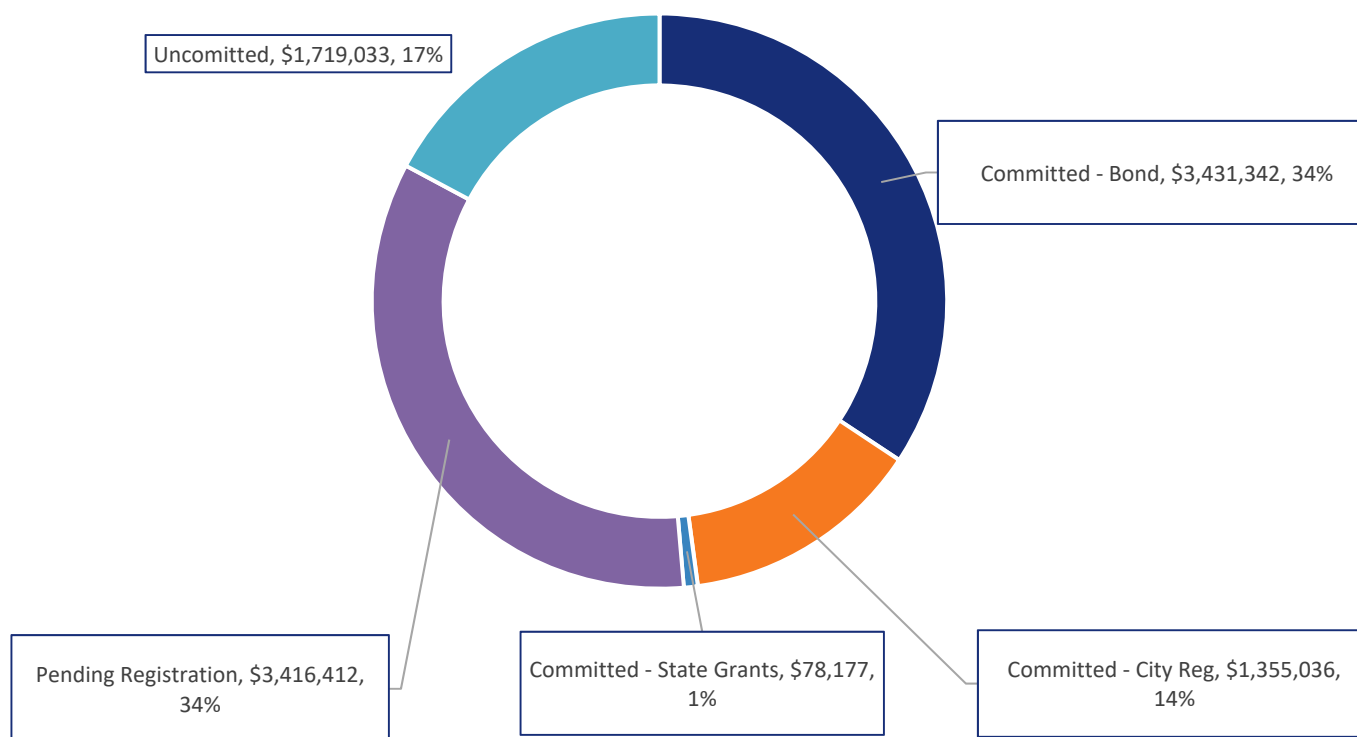
POOL	# OF FIRMS SELECTED	# OF FIRMS CONTRACTED	TERM	OPTION YEARS	ORIGINAL NTE	INCREASE REQUESTED	NEW NTE
CM	7	7	3	2	\$10M	\$40M	\$50M

- Total pooled contract value of \$10,000,000
- CM Pool - 30% MWBE utilization plan has been submitted by all vendors (representing 39 MWBE specialty subconsultants and 3 prime MWBE CM's)
- Contracts awarded to firms that have deep resources to assist us as capital project management professionals at any capacity:
 - AECOM
 - ARMAND CORP
 - GILBANE BUILDING CO.
 - JACOBS PROJECT MGMT
 - THE McKISSACK GROUP
 - THE McCLOUD GROUP
 - TDX



Current AE Pool Commitment

CM Pool Current NTE Commitment



- Commitment value as of January 26, 2022



MWBE Utilization CM Pool

CM Consultant	MWBE Plan	No. WO's	\$ Awarded	MWBE Plan \$	MWBE %
AECOM USA Inc.	30%	5	\$ 553,096.20	\$178,505.78	32%
Armand Corporation (MWBE) ¹	30%	3	\$ 850,598.03	\$850,598.03	100%
Gilbane Building Company ²	30%	4	\$ 545,680.00	\$0	0%
Jacobs Project Management Company	30%	9	\$ 1,719,071.39	\$512,723.04	30%
McKissack & McKissack (MBE) ³	30%	-	-	-	-
TDX Construction Company	30%	6	\$ 2,011,353.83	\$432,679.90	21.5%
The McCloud Group LLC (MBE) ¹	30%	3	\$ 601,167.84	\$ 601,167.84	100%
CM POOL SubTOTAL	30%	30	\$ 6,280,967.29	\$2,575,674.59	41%
Jacobs Selected not yet awarded	30%	1	\$2,000,000	\$650,629.32	32%
CM POOL TOTAL	30%	31	\$ 8,280,967.29	\$3,226,303.91	39%

1 MWBE Firm

2 Firm has been issued minimal work that provided opportunity to plan MWBE participation.

3 MWBE Firm currently declined work and has participated minimally in Mini-RFP's

Associated Procurements

- 6 Mini-RFPs
- Round of assignments for bond projects to total 19 projects across 6 facilities



Mayor's Office of Contracts (MOCs) Evaluations

Vendor	Rating	Evaluation Period	Agency
AECOM USA Inc.	Excellent Excellent Excellent	5/12/20-4/22/21 1//19-12/31/19 3/10/18-3/3/19	DDC Dept. City Planning DEP
Armand Corporation (MWBE)	Excellent Excellent	5/1/20-4/30/21 8/20/20-4/30/21	DDC DDC
Gilbane Building Company	Good	11/20/12-3/31/13	DEP
Jacobs Project Management Company	Excellent Excellent Excellent	5/22/20-5/21/21 5/12/20-4/12/21 5/12/20-4/12/21	DDC DDC DDC
McKissack & McKissack (MBE)	Excellent Excellent	3/5/19 -3/4/20 3/26/19-3/25/20	DDC DDC
TDX Construction Company	Excellent Good	7/12/19-7/11/20 7/1/12-11/5/12	DDC DDC
The McCloud Group LLC (MBE)	Good	4/27/19-4/26/20	DDC

- Current Contract assigned January 2021 and project assignments didn't occur until later, Annual evaluations are still being processed.



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “System”) to increase the funding for 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 (together, the “Vendors”), to provide professional construction management services on an as-needed basis by \$40 Million to bring the limit for all Vendors to a new amount not to exceed of \$50 Million.





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

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

Digitally signed by
Tallbe, Keith
Date: 2022.03.11
08:52:01 -05'00'

Re: Vendor responsibility, EEO, and MWBE status

Vendor: CM Pool Vendors

Date: March 11, 2022

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

Vendor	Vendex	EEO	M/WBE UP
AECOM USA, Inc.	Approved	Approved	30%
Armand Corporation	Approved	Approved	NYC & NYS M/WBE
Gilbane Building Company	Approved	Approved	30%
Jacobs Project Management Co.	Approved	Approved	30%
McKissack Group, Inc.	Approved	Approved	NYC & NYS M/WBE
TDX Construction Corp.	Approved	Approved	30%
The McCloud Group	Approved	Approved	NYC & NYS 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.