

CALL TO ORDER - 4:00 PM

Mr. Pagán

1. 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.

(Presented to the Capital Committee: (03/14/2022)

VENDEX: Approved / EEO: Approved

Ms. Flaherty

2. 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.

(Presented to the Capital Committee: (03/14/2022)

VENDEX: All Approved / EEO: All Approved

Ms. Flaherty

>>Old Business<<

Mr. Pagán

>>New Business<<

>>Adjournment<<

RESOLUTION - 01

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 10th, 6th 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 9th and 10th floors and relocation of the Pediatric Unit on the 6th 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.

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

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

Re: Vendor responsibility, EEO and MWBE status

Vendor: Jemco Electrical Contractors, Inc.

Date: March 11, 2022

Digitally signed by
Tallbe, Keith
Date: 2022.03.11
10:32:28 -0500

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.

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

**Executive Committee Meeting
April 5, 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.

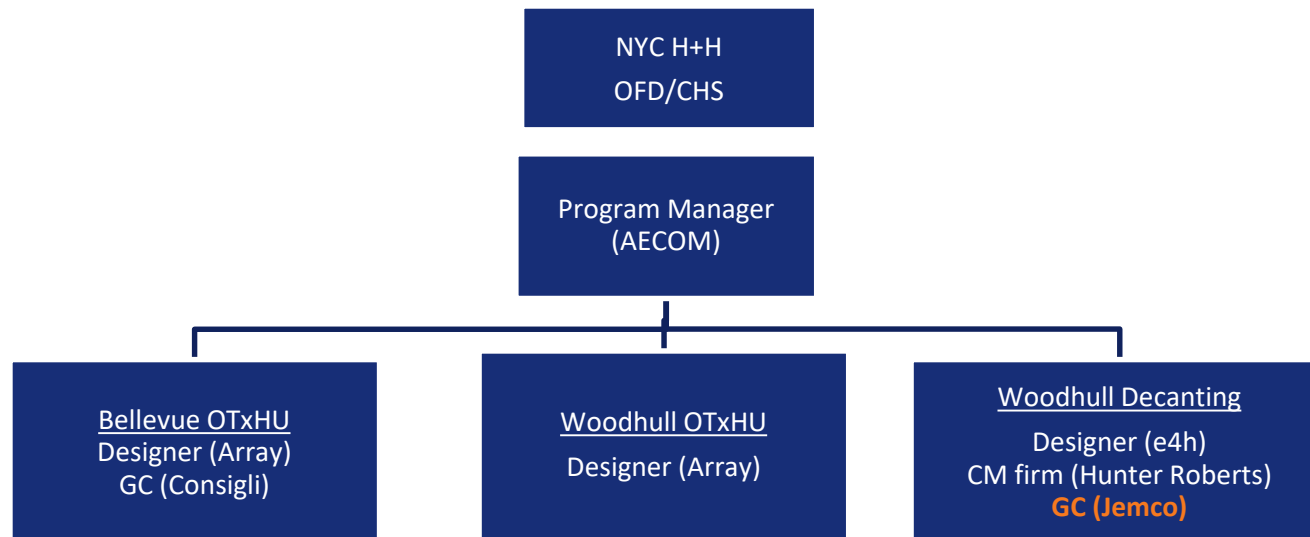
➤ **Benefits of OTxHU**

- 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

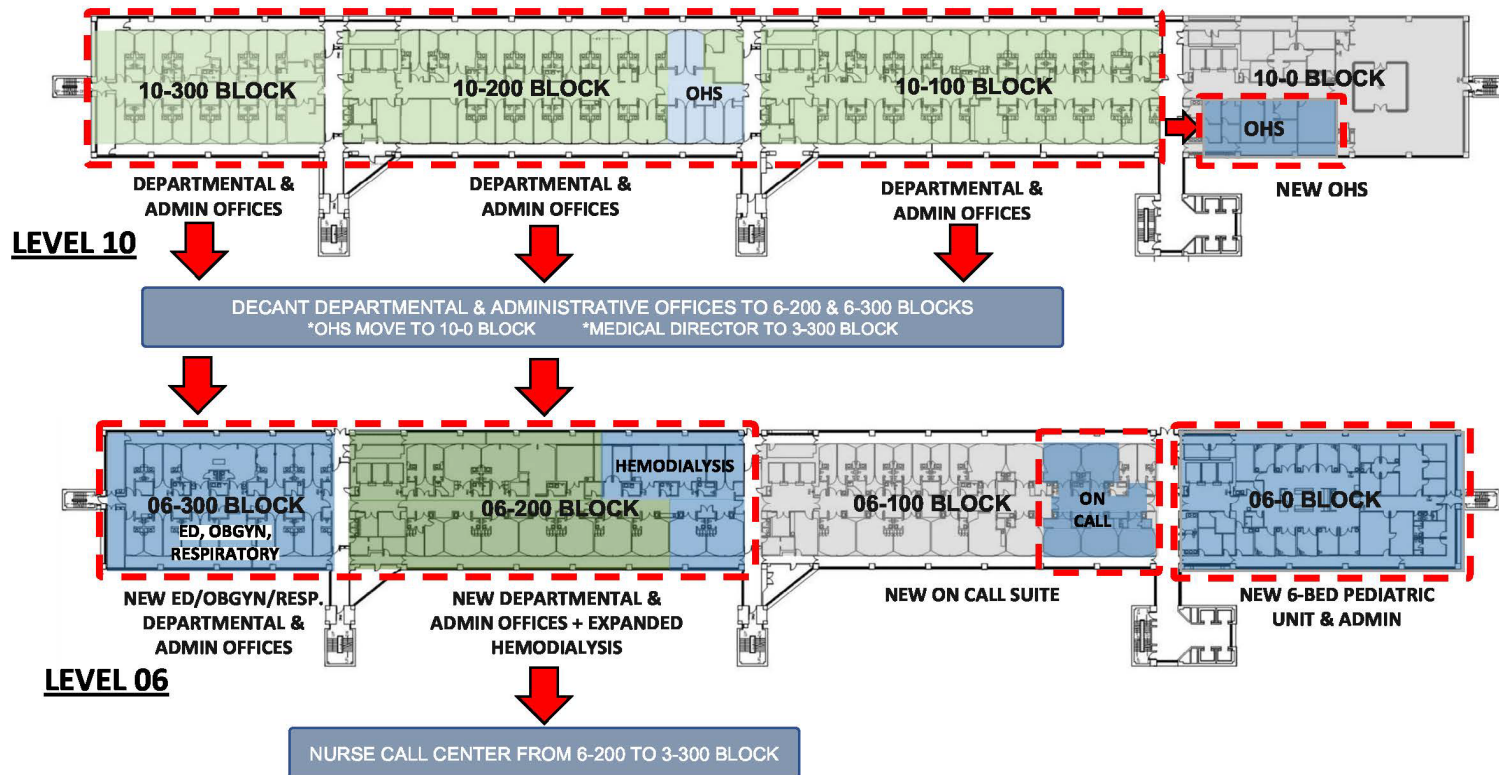


Woodhull Enabling Project

- All new spaces to be constructed in advance of any relocations to ensure no interruption of clinical services.
- 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

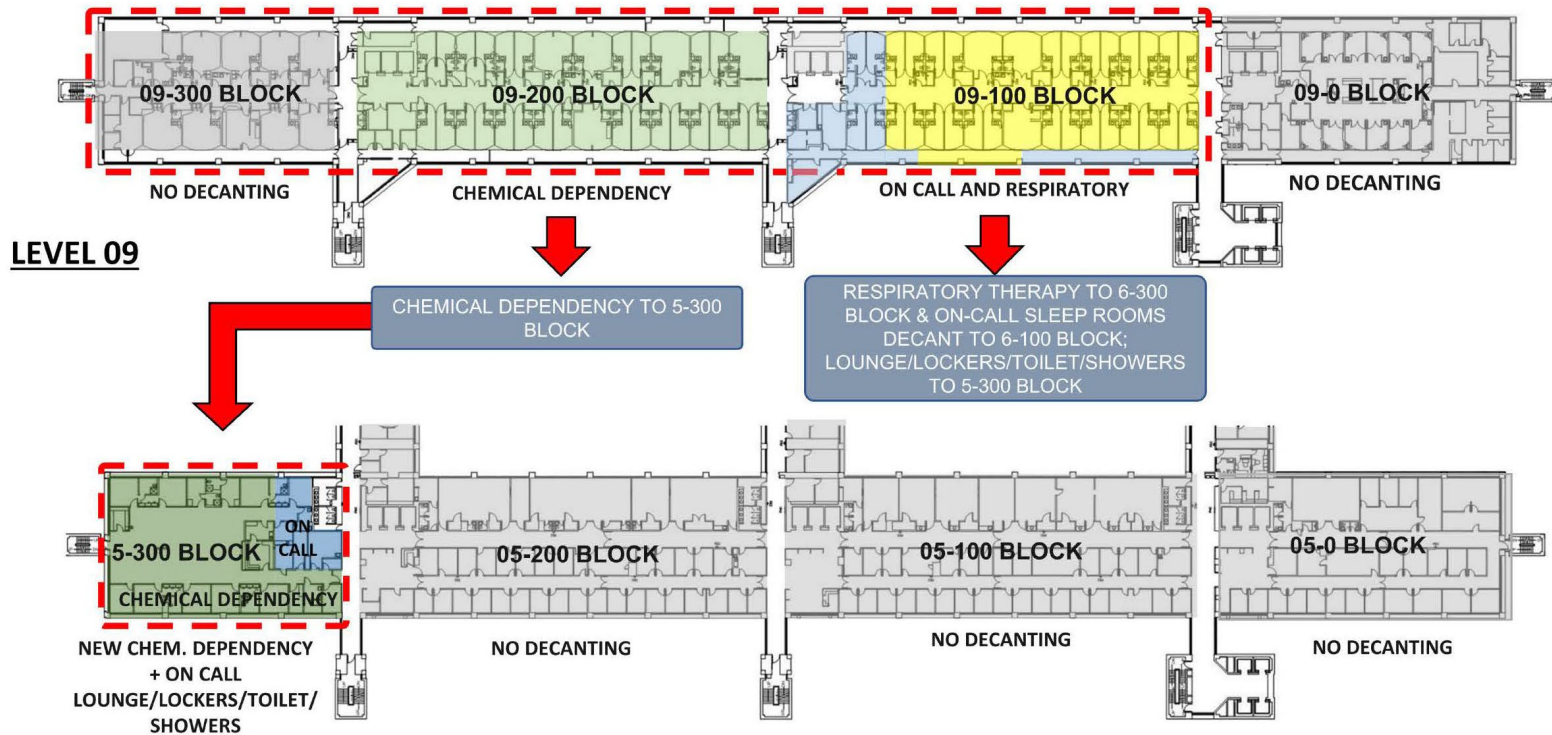


DECANTING SUMMARY FOR LEVEL 10 AND RELATED AREAS

- ☐ ADMINISTRATIVE & DEPARTMENTAL OFFICES FROM 10-300, 200, AND 100 BLOCKS WILL BE DECANDED TO 6-300, AND 200 BLOCKS. EXCEPT...
- ☐ OCCUPATIONAL HEALTH SERVICES WILL BE RELOCATED TO THE 10-0 BLOCK, AND THE MEDICAL DIRECTOR TO BE DECANDED 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 DECANING STRATEGY

- Decanting to occur once new space is completed and ready for occupancy.

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

- Decanting to occur once new space is completed and ready for occupancy.

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

- Capital funding secured from OMB for CHS OTxHU

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

- Board Approved: Construction (Jemco), PM (AECOM)
- CRC Approved: CM (Hunter Roberts), Design (E4H)

Executive 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.

RESOLUTION - 02

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:** 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
- NEEDS/PROGRAM:** 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.
- TERMS:** The terms of the previously authorized contracts will not change.
- MWBE:** All the Vendors are meeting the M/WBE goals set forth in their utilization plans.

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
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.

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

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

**Executive Committee Meeting
April 5, 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

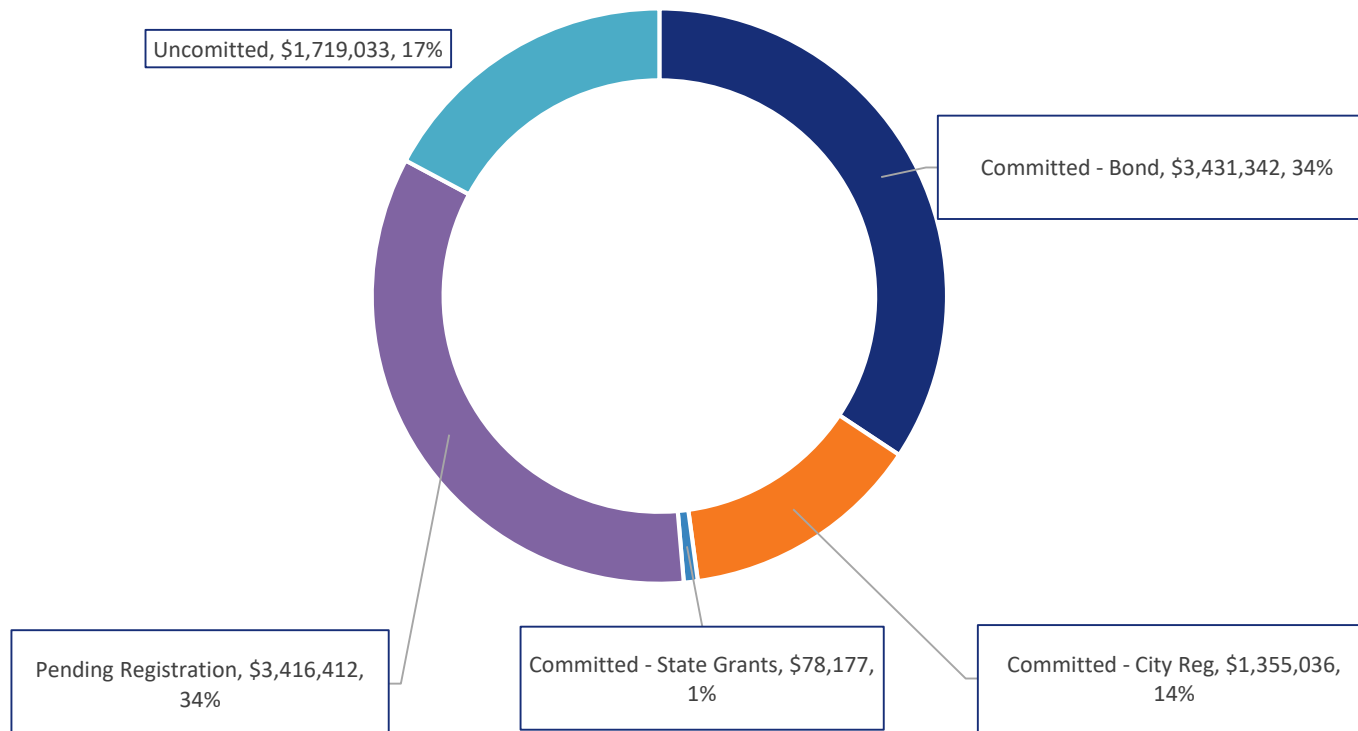
- In November 2020 the Board approved contract for Construction Management (CM) pool of contract to support this work.

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.

Executive 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.