

**CAPITAL COMMITTEE
MEETING AGENDA**

May 9, 2022

10:00 AM

50 Water Street, 17th floor Boardroom – Virtual

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – April 11, 2021**
- **SENIOR VICE PRESIDENT’S REPORT**

Feniosky Peña-Mora

Christine Flaherty

ACTION ITEMS

- **Resolution** **Christine Flaherty**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a five year revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the “Licensee”) for its continued use and occupancy of 150 square feet of space on the roof of the Main Building and the 14th Floor Mechanical Room to house communications equipment at Coney Island Hospital (the “Facility”) at an annual occupancy fee of \$10,466 or \$69.77 per square foot to be escalated by 3% per year for a five year total of \$55,564.

Vendex: NA
EEO: NA

- **Resolution** **Oscar Gonzalez / Aaron Anderson**
Authorizing New York City Health and Hospitals Corporation (the “System”) to increase the funding of its 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”) from the \$120,918,083 approved by the Board in November, 2021 (based on a contract price of \$109,925,530 and a 10% project contingency) to \$127,581,541, which when add to a 10% project contingency of \$12,758,154 yields a cost not-to-exceed of \$140,339,695.

Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

APRIL 11, 2022

Capital Committee VIRTUAL Meeting - April 11, 2022

As reported by Feniosky Peña-Mora

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

Mr. Peña-Mora called the meeting to order at 10:07 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on March 14, 2022, were unanimously approved.

Senior Vice President's Report

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

Mrs. Flaherty advised that the Office of Facilities Development was actively managing the system's growing capital portfolio. She said that NYC H+H had received an additional \$1.2 billion in Mayoral and City capital for Fiscal Year 2022. Currently, in the capital portfolio, there were 330 active projects in various phases valued at approximately \$3.8 billion. Work on the bond portfolio continued and designs had been completed for every project in the bond portfolio. The latest update was that 15 projects were in the construction procurement phase, 15 projects had started construction and 6 projects had been completed.

The Decarbonization & Sustainability team worked to get H+H \$40.5 million in funding from the Department of Citywide Administrative Services' Accelerated Conservation and Efficiency (DCAS ACE) 11 grants. The team was working to revitalize a number of H+H facilities to ensure patients are cared for in a comfortable and safe environment. At North Central Bronx (NCB) they would be investing \$354 million in NCB revitalizations including clinical renovations, energy efficiency projects, and life safety infrastructure such as sprinklers, fire alarms and emergency power in addition to the Outposted Therapeutic Housing Unit (OTxHU) project.

Additional projects include; modernizing elevators at Kings County Hospital, upgrading lighting at Bellevue Hospital, improving the exterior façade at Cumberland, renovating OR's at Jacobi and Kings and a number of other critical capital projects. Mrs. Flaherty said she'd be happy to arrange another educational session to delve into greater detail on the capital portfolio.

Mrs. Flaherty said that the Capital Budget, Capital Accounting and Contracts teams had been very busy compiling CPs for funding approval, issuing bids to ensure the best pricing is obtained, and registering contracts and processing payments for all vendors. The Capital Budget team processed CPs to receive funding approval for 101 new capital projects. The Contracts team issued bids and awarded 25 contracts worth \$99.3 million through fiscal year to date. Approximately 48% of

the contract awardees were MWBE vendors. The Capital Accounting team registered \$160 million in construction contracts fiscal year to date and were forecasted to register an additional \$130 million by the end of the fiscal year. Also, this team processed \$214 million in capital payments fiscal year to date. Mrs. Flaherty thanked each and every one of the members on these teams for their continued efforts to ensure the System receives the maximum funding possible and was working to commit those dollars as efficiently as possible.

Our Facilities Maintenance and Operations team continued to ensure that facilities could operate safely and maintain a safe environment to deliver care to patients. With the support of this team the office was focused on Joint Commission readiness for Metropolitan, Harlem and Jacobi/NCB and getting ready for the upcoming cooling season. Throughout the pandemic the team worked tirelessly to quickly adapt facilities to the more current safety standards for patients and employees, installing 974 protect barriers, 576 mobile HEPA filters, and 661 dialysis quick connects Systemwide. This team also oversees 15 systemwide preventive maintenance contracts for which they process approximately \$21 million in payments annually.

The housing team had been busy working with partners to secure housing for the most vulnerable patients. To date they secured 51 interim beds for housing insecure patients who required additional care not provided in a shelter and 700 units of affordable/supportive housing on H+H land. Using a combination of 200 section 8 vouchers and partnerships with Community Based Organizations, this team was successful in permanently housing 200 patients to date, and are on target to house an additional 300 patients in 2022.

Finally, throughout the pandemic the team had done tremendous work to enhance our facilities air processing systems to ensure they met the requirements set forth by organizations such as ASHE and the CDC. The American Council of Engineering Companies of NY would be recognizing the H+H team for their great work with the Air Quality Program by honoring them with their highest award, the Diamond Award for Excellence in Building/Technology Systems at their annual awards event.

That concluded Mrs. Flaherty's remarks.

Ms. Wang asked if there were additional DCAS grant opportunities for decarbonization efforts Mrs. Flaherty has mentioned.

Ms. Flaherty and Oscar Gonzalez, Assistant Vice President, Office of Facilities Development, said conversations with DCAS were ongoing and there were some ongoing studies underway that would tie to current and future opportunities.

Mrs. Hernandez-Piñero asked if housing placements were mostly H+H patients. Mrs. Flaherty said there were a variety of sources,

MetroPlus, H+H clinics and Skilled Nursing Facilities and she could provide a full list if desired.

Mr. Peña-Mora asked if it would be possible to share a master plan of the energy and sustainability projects. Mrs. Flaherty said that could be shared during an educational session. Mr. Peña-Mora said that would be very interesting and he would like that.

Mr. Peña-Mora asked if a master plan for capital investment for the system could be shared as well, perhaps at the educational session.

Mrs. Flaherty said yes. She added that Coney Island was continuing their master plan efforts, with FEMA projects and their new Ambulatory Care building underway, Elmhurst had kicked off efforts and the team would be moving forward for the system-wide master planning.

Mrs. Flaherty read the resolution:

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a five year revocable license agreement with T-Mobile Northeast LLC (the "Licensee") to operate a mobile cellular communications system on an approximately 1,600 square foot parcel of land located on the campus of the former Neponsit Health Care Center (the "Facility"), located at 67 Rockaway Beach Boulevard, Queens, at an occupancy fee of \$50,000 to be escalated by 3% per year for a five-year total of \$265,457.

Mrs. Flaherty narrated a presentation providing background information, and terms moving forward.

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 contract with Titan Industrial Services, Corp. ("Titan") to raze the former Neponsit Hospital, restore the site to a grass field and erect a lifeguard facility for use by the Department of Parks at NYC Health + Hospitals / Neponsit Hospital Center with a 20% project contingency of \$3,816,000, for unexpected scope changes due to unknown site and concealed building conditions, yielding a total authorized expenditure not to exceed \$22,896,000.

Mrs. Flaherty narrated a presentation providing a project background information, existing conditions, scope of work, description of the completed project site, project budget, and MWBE plan.

Ms. Wang asked what the annual spend for security at the site had been. Mrs. Flaherty said it was approximately \$200,000 - \$300,000 per year for security and some landscaping, recognizing the property is directly adjacent to approximately 15 residential homes.

Ms. Wang asked if parks would be assuming the care of the land or would remain under H+H control and responsibility or whether there was an agreement underway for monetary compensation. Mrs. Flaherty said there were ongoing discussions with the Parks Department but the immediate concern was addressing the unsafe conditions.

Ms. Wang asked where the funds for this project were coming from. Mrs. Flaherty said it was funded by City Capital Mayoral funds.

Ms. Wang asked for the timeline of the work. Mrs. Flaherty said there would be some pre-work completed during the next few months and completion was expected prior to next summer season.

Ms. Wang asked if the T-Mobile tower discussed in the prior resolution would be affected. Mrs. Flaherty said no, there was coordination between H+H and T-Mobile to ensure no disruption.

Mrs. Hernandez-Piñero said she was glad this was being addressed and believed that this would result in being a worthwhile investment for the System.

Mr. Nolan asked where the nearest H+H facility was located. Mrs. Flaherty said Coney Island hospital was approximately 8 miles away.

Mr. Nolan asked if there had been any discussion about using the land for a healthcare facility. Mrs. Flaherty said she did not believe so. She did not believe she had heard of a need for additional services.

Dr. Katz said there were ongoing discussions about some type of service in the Rockaways but not in this location. It would most likely be in a heavily foot-trafficked area more similar to the new Bedford-Stuyvesant facility. He said it would be nice to make some money from a deal but he was happy just to no longer need to spend the money each year for upkeep and to return to a natural space.

Mr. Nolan said he understood. He asked if the elected officials in the area were aware and in support of the project. Mrs. Flaherty said yes.

Dr. Katz added that there was conversation on adding services to the Rockaways but it would not be in this location.

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 three-year agreement with CBRE Group, Inc. ("CBRE") for various facility management support services with the System holding two 1-year options to renew for an amount, over the potential five-year term, not to exceed \$100,000,000.

Mrs. Flaherty was joined by Manuel Saez, Assistant Vice President, Office of Facilities Development, to present the agreement. Together they narrated a presentation providing background information, including current spend FY-22 year to date, RFP criteria, scope of service, procurement overview, non-participating vendor feedback, vendor evaluation and MWBE plan, noting the previous contract had an MWBE waiver.

Ms. Wang asked if personnel costs were decreasing in the current contract as a result of CBRE providing fewer staff. Mrs. Flaherty said yes.

Ms. Wang asked if the current contract has a 7% mark-up as well. Mahendranath Indar, Senior Director, Office of Facilities Development, said the 7% would remain for the business services but negotiations were ongoing for other proposed mark-ups.

Mrs. Hernandez-Piñero asked how the work was taken in-house and whether it had presented any issues to date. Mrs. Flaherty explained that the System had been directly hiring the Directors of Engineering and Assistant Directors of Engineering where positions were previously under JCI/CBRE.

Mr. Peña-Mora noted that MWBE growth over the course of contracts was very impressive. Previous discussion on the prior contracts had MWBE waivers and/or very little MWBE commitment rates and this new contract now has a goal that exceeds the 30% minimum. He wanted to acknowledge that if you work diligently with vendors to increase that number it can pay off and you see the results of that here with a very extensive list, for services and supplies, to a large number of MWBE firms. It is good to know that the companies performing work for the System also reflect our patient population.

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 11:10 a.m.

LICENSE AGREEMENT

**FEDERAL BUREAU OF INVESTIGATION OF THE
US DEPARTMENT OF JUSTICE**

NYC HEALTH + HOSPITALS / CONEY ISLAND

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a five year revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the "Licensee") for its continued use and occupancy of 150 square feet of space on the roof of the Main Building and the 14th Floor Mechanical Room to house communications equipment at Coney Island Hospital (the "Facility") at an annual occupancy fee of \$10,466 or \$69.77 per square foot to be escalated by 3% per year for a five year total of \$55,564.

WHEREAS, in September 2017, the Board of Directors authorized the President to enter into a license agreement with the Licensee; and

WHEREAS, the Licensee has operated communications equipment on the Facility's campus since September 2002, and desires to continue operating its system at the site; and

WHEREAS, the Facility continues to have adequate space to accommodate the Licensee's communications equipment; and

WHEREAS, the communications equipment does not compromise Facility operations and the 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 revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the "Licensee") for its continued use and occupancy of 150 square feet of space on the roof of the Main Building and in the 14th floor Mechanical Room space to house communications equipment at Coney Island Hospital (the "Facility") at an annual occupancy fee of \$10,466 or \$69.77 per square foot to be escalated by 3% per year for a five year total of \$55,564.

EXECUTIVE SUMMARY

LICENSE AGREEMENT

FEDERAL BUREAU OF INVESTIGATION OF THE UNITED STATES DEPARTMENT OF JUSTICE

CONEY ISLAND HOSPITAL

The NYC Health + Hospitals (the "System") seeks the authorization of the Board of Directors of the Corporation to execute a revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice ("FBI") for its continued use and occupancy of space to house communications equipment at Coney Island Hospital ("Coney Island").

In September of 2017, the Board of Directors authorized the NYC Health + Hospitals to enter into a license agreement with the Licensee. The Licensee has operated communications equipment on the Facility's campus since September 2002 and desires to continue operating its system at the site.

At Coney Island, the FBI operates VHF-FM radio receiver equipment that enhances the overall performance of its communications systems. The FBI will continue to have use and occupancy of approximately 150 square feet of space on the roof of the Main Building and in the 14th floor Mechanical Room. The equipment does not compromise facility operations and the system complies with applicable federal statutes governing the emission of radio frequency signals and therefore poses no health risk.

The FBI will pay an occupancy fee of \$10,466 per year or \$69.77 per square foot. The occupancy fee will be escalated by 3% per year. Over the five year term the occupancy fee will total \$55,564. The FBI will be responsible for the operation and maintenance of the equipment. The occupancy fee includes the cost of electricity.

The FBI will be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of the use of the licensed space and shall provide appropriate insurance naming the Corporation and the City of New York as additional insured parties.

The license agreement will be revocable by either party on ninety (90) days prior notice, and will not exceed a term of five (5) years without further authorization by the Board of Directors of the New York City Health and Hospitals Corporation.

Coney Island Hospital Center License Agreement – Federal Bureau of Investigation of the U.S. Department of Justice

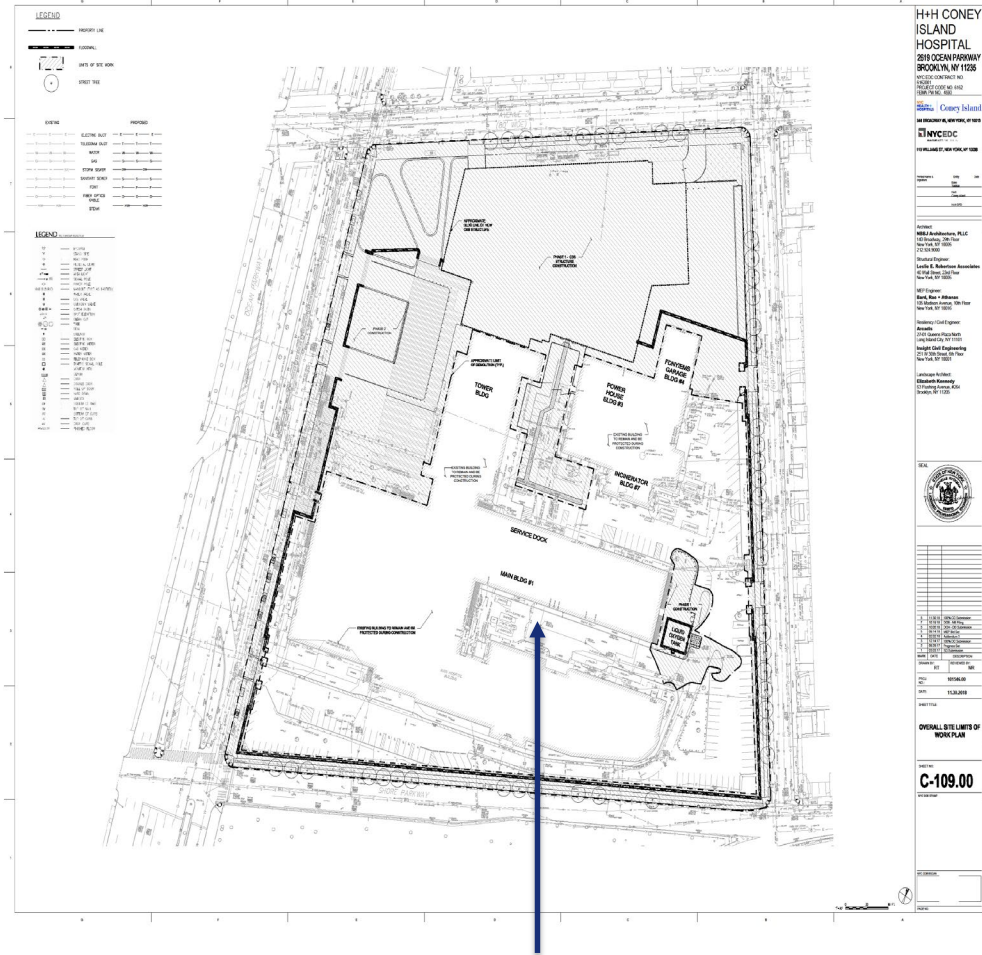
**Capital Committee Meeting
May 9, 2022**

Christine Flaherty, Senior Vice President, Office of Facilities Development



Background

- The Federal Bureau of Investigation (“FBI”) has been operating communications equipment on the campus of Coney Island Hospital (“CIH”) since 2002.
- The FBI operates VHF-FM radio equipment that enhances the overall performance of its communication systems.
- The equipment does not compromise facility operations and complies with applicable federal statutes governing the emission of radio frequency signals and therefore poses no health risk.



FBI – Main Building

Background

- In September 2017 the Board of Directors authorized a five year license agreement with the FBI for its continued use and occupancy of 150 square feet of space on the roof of the Main Building and the 14th Floor Mechanical Room for the operation of its radio communications system.
- This agreement was previously approved by the Board in 2007 and 2012.
- The existing license agreement term will expire September 30, 2022.



Agreement Terms

- The FBI will continue to occupy 150 square feet of space on the roof of the Main Building and the 14th Floor Mechanical Room.
- The FBI will pay an occupancy fee of \$10,466 per year, or \$69.77 per square foot, to be escalated by 3% per year over the five year term for a total of \$55,564.
- 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 analysis less significant.

Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a five year revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the “Licensee”) for its continued use and occupancy of 150 square feet on the roof of the Main Building and the 14th Floor Mechanical Room on the campus of Coney Island Hospital (the “Facility”) at an annual occupancy fee of \$10,466, or \$69.77 per square foot, to be escalated by 3% per year for a five year total of \$55,564.

**INCREASED FUNDING FOR CONSTRUCTION
MANAGEMENT GUARANTEED MAXIMUM PRICE
(GMP) CONTRACT**

CONSIGLI CONSTRUCTION CO., INC.

**OUTPOSTED THERAPEUTIC HOUSING UNITS
(OTXHU)**

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding of its 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**”) from the \$120,918,083 approved by the Board in November, 2021 (based on a contract price of \$109,925,530 and a 10% project contingency) to \$127,581,541, which when add to a 10% project contingency of \$12,758,154 yields a cost not-to-exceed of \$140,339,695.

WHEREAS, in November, 2021, the System’s Board of Directors approved a contract 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, the design of the OTxHU is subject to review and approval by New York State Commission of Correction (“**SCOC**”) which has jurisdiction over prisons and jails within the State of New York; and

WHEREAS, in January, 2022, SCOC mandated a new design and construction approach for the Bellevue OTxHU recreation area, for patient and staff flow, and for the program floorplan; and

WHEREAS, in collaboration with the CM, Array and AECOM, the plans for the project were revised to respond to SCOC’s mandates; and

WHEREAS, on March 29, 2022 SCOC approved the project, which integrated the changes SCOC had demanded; and

WHEREAS, after factoring in the required changes, the System and the CM arrived at a new Guaranteed Maximum Price with an extended Substantial Completion date of March 31, 2023 -- four months later than initially planned.

NOW THEREFOR IT IS RESOLVED that New York City Health and Hospitals Corporation (the “**System**”) is authorized to increase the funding of its 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**”) from the \$120,918,083 approved by the Board in November, 2021 (based on a contract price of \$109,925,530 and a 10% project contingency) to \$127,581,541, which when add to a 10% project contingency of \$12,758,154 yields a cost not-to-exceed of \$140,339,695.

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

**BACK-
GROUND:**

In November, 2021, the System's Board of Directors approved a contract 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. The not-to-exceed price approved by the Board was \$120,918,083 (based on a contract price of \$109,925,530 and a 10% project contingency).

SCOC has jurisdiction over prisons and jails within the State of New York. In January, 2021, SCOC disapproved of the plan to construct a rooftop recreation area and demanded a new design and construction approach for the Bellevue OTxHU recreation area, for patient and staff flow, and for the program floorplan. This forced the project team consisting of the architect, Array, the Project Manager, AECOM and the CM to quickly revise the plans and reprice and reschedule the job. They produced new plans which was approved by SCOC on March 29, 2022.

TERMS:

The contract cost approved by the Boar in November 2021 was \$109,925,530 which, with a 10% project contingency, yielded a not-to-exceed cost of the contract of \$120,918,083. The scheduled occupancy was prior to the end of the calendar year 2022. The design changes required by SCOC resulted in a substantial change in those terms. The cost increased to \$127,581,541, which when add to a 10% project contingency of \$12,758,154 yields a cost not-to-exceed of \$140,339,695. The Substantial Completion date was extended to March 31, 2023 -- four months later than initially planned.

MWBE:

The CM had committed to a 30% M/WBE Utilization Plan and continues to do so at the increased cost of the project. The CM had 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.

**Increased Funding for Bellevue Outposted
Therapeutic Housing Units (OTxHU)
Associated with SCOC Change with Consigli
Construction Co., Inc.**

**Construction Management Guaranteed
Maximum Price (“GMP”)**

**Capital Committee
May 9, 2022**

Oscar Gonzalez, Assistant Vice President, Office of Facilities Development
Aaron Anderson, Assistant 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

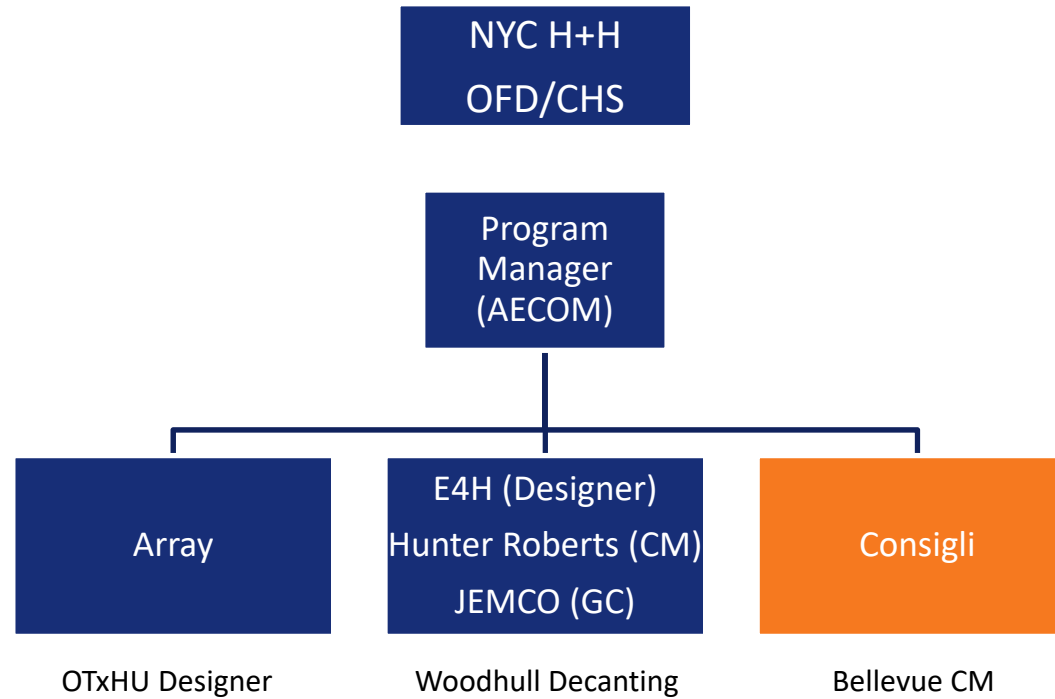
- The OTxHU project was publicly announced by the Mayor in a press release on November 26, 2019, marking official approval that the project could move forward
- During COVID, OFD & CHS progressed securing contracts to start designs for Bellevue & Woodhull. The Board approved contracts in June 2020:
 - Design services for OTxHU for Array
 - Program Management services for AECOM
 - Design services for Enabling Projects at Woodhull Hospital
- Board approved construction contracts for both Bellevue and Woodhull
 - November 2021 Board approval - Bellevue: Consigli CM/GMP
 - March 2022 Board approval - Woodhull Enabling Contract – JEMCO GC

Reason for Contract Amendment

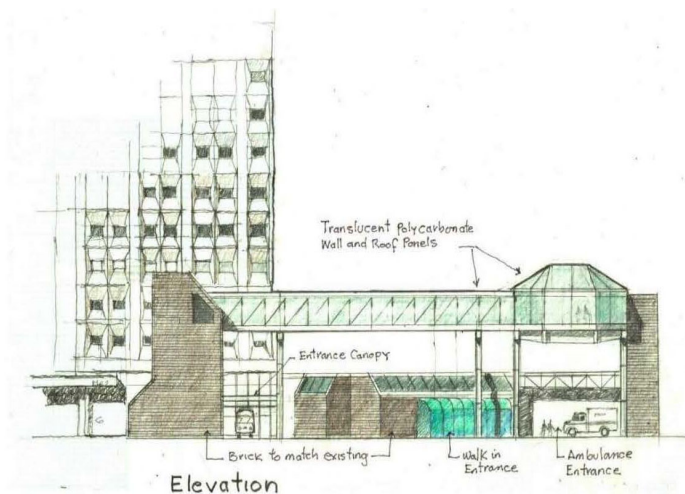
- In January 2022, the New York State Commission of Correction (SCOC) required a new location for the outdoor recreation resulting in the need for a revised design and construction approach for recreation, patient and staff flow, and the program floorplan.
- On March 29th, SCOC provided approval of the project, which integrated the changes SCOC requested. H+H locked in the final GMP on April 7th with an extended Substantial Completion date for Bellevue to March 31, 2023; four months later than initially planned.



OTxHU Team



Bellevue OTxHU with SCOC Change

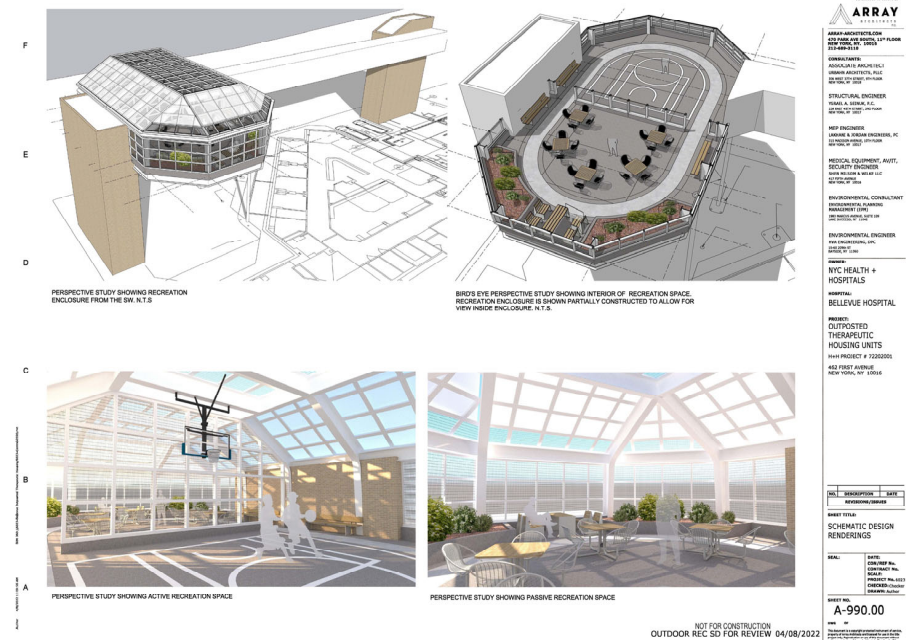
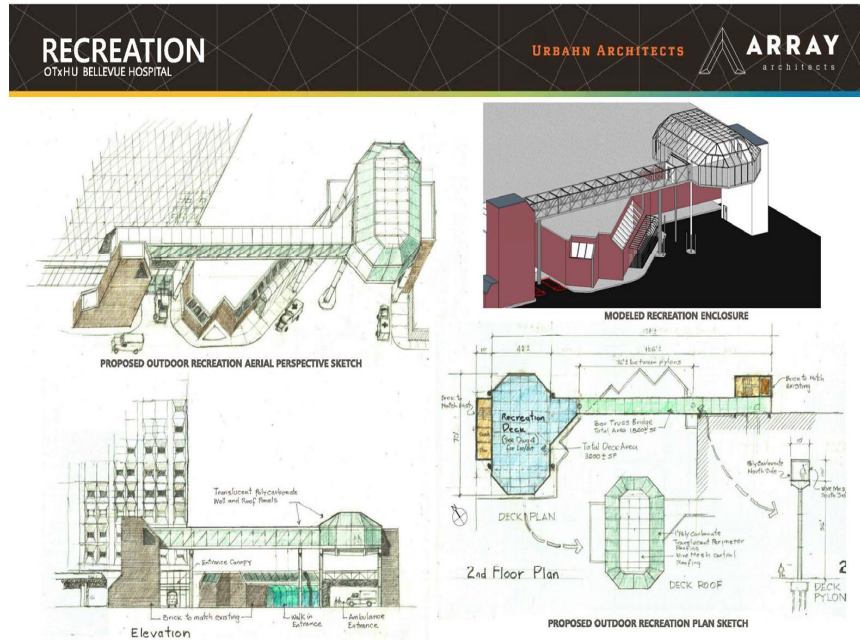


- ***New secure sallyport, exterior elevator and recreation space to satisfy SCOC concerns and mitigate operational impact to the overall facility***

- 110 patient beds (66 male, 44 Female):
 - 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
- Creates efficient, normative environments for patients and staff



New SCOC scope



- New scope comprises DOC exclusive use new exterior elevator and sallyport, pedestrian bridge over ED, recreation space, and emergency egress stair tower (west side of new rec area)
- The upper roof required replacement and it was purchased by the contract, H+H decided to proceed with the roof replacement in addition to the new SCOC structure and elevator on the 2nd floor level
- A comprehensive design is now available integrating SCOC changes, which were expected, and required substantial input from regulatory agencies
- Due to these scope changes, the project cost has increased and we are still working to complete this project expeditiously

Current State

Progress To Date

- The Board approved the Consigli Construction Manager/GMP contract in November 2021
- Initial Target Price for construction \$109,925,530 million with a 10% contingency of \$10,992,553 for a total of \$120,918,083
 - Phase 1 Consigli contract has been registered by the Comptroller
- The contract anticipated a final binding Guaranteed Maximum Price agreement with Consigli by February 11, 2022, after the majority of subcontractor purchasing was completed
- The delivery team negotiated the SCOC change into the binding GMP which incorporated a time and cost impact to the project and the GMP was signed on April 7 2022 by OFD
- Construction duration is anticipated to be 13 months for substantial completion which is four months later than the original scheduled completion, plus another 1 or 2 years for transition and closeout

Amendment Request

- Authorization to increase budget for Consigli construction contract to a total of \$140,339,695
 - GMP value is \$127,581,541
 - Contingency of 10% is \$12,758,154
- This increase in costs is within the total project budget including additional soft costs such as Designer and Program Manager
- Vendor performance is excellent to date



MWBE Utilization Plan

- Consigli has committed to a 31% M/WBE Utilization Plan

Subcontractor	Certification	Service/ Vendor	Total Contract % Committed with amendment 2
Construction Resources Corp of NY	WBE	Labor/cleaning materials/Tools	2.0%
Lead Security	MBE	Site Security	0.3%
Cardella	WBE	Debris Removal	0.2%
Commodore Construction Corp.	WBE	Masonry	1.4%
Adnak Contracting Services	M/WBE	DFH Supplier	0.6%
Donaldson	WBE	Carpentry	1.3%
Brookside Painting, Inc.	WBE	Painting	0.2%
BENCO, Inc	MBE	Division 10 Specialty	0.4%
Cardoza Plumbing	WBE	Plumbing	2.8%
Sirina Fire Protection Corp	M/WBE	Fire Protection	0.0%
Premier Mechanical Services	WBE	HVAC	7.2%
ADCO Electrical Corporation	WBE	Electrical low voltage	9.2%
Entech	WBE	CM consultant	0.1%
TBD	MBE	Owner Allowances	5.2%
Total			31%



Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “System”) to increase the funding of its 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”) from the \$120,918,083 approved by the Board in November, 2021 (based on a contract price of \$109,925,530 and a 10% project contingency) to \$127,581,541, which when add to a 10% project contingency of \$12,758,154 yields a cost not-to-exceed of \$140,339,695.





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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

Re: Vendor responsibility, EEO and MWBE status

Vendor: Consigli Construction Co., Inc.

Date: May 5, 2022

Digitally signed by
Tallbe, Keith
Date: 2022.05.05
09:02:39 -04'00'

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
30%

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.