

**CAPITAL COMMITTEE
MEETING AGENDA**

June 13, 2022

10:00 AM

50 Water Street, 17th floor Boardroom – Virtual

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – May 9, 2022**

Feniosky Peña-Mora

- **SR. ASSISTANT VICE PRESIDENT’S REPORT**

Manuel Saez

ACTION ITEMS

- **Resolution** **Manuel Saez/Mahendranath Indar**
Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to extend by six months its contract with Mac Fhionnghaile & Sons Electrical Contracting, Inc. (the “Contractor”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

Vendex: Approved
EEO: Approved

- **Resolution** **Manuel Saez/Mahendranath Indar**
Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to extend by six months its contract with Jemco Electrical Contractors (the “Contractor”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

Vendex: Approved
EEO: Approved

- **Resolution** **Manuel Saez/Mahendranath Indar**
Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) extend by six months its contract with Vastech Contracting Corporation (the “Contractor”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide heating, ventilation and air conditioning (“HVAC”) work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

Vendex: Approved
EEO: Approved

- **Resolution** **Manuel Saez / Oscar Gonzalez**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a contract with Guth DeConzo Consulting Engineers, PC (“DeConzo”) to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Elmhurst (“Elmhurst”) for a term of three years with the System holding two 1-year options to renew with a 20% contingency of \$1,839,500 for an amount not to exceed \$11,027,000.

Vendex: Pending
EEO: Pending

- **Resolution** **Manuel Saez / Oscar Gonzalez**
Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a contract with Jacobs Project Management Co. (“Jacobs”) to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Jacobi Hospital North Central Bronx Campus (“NCB”) for a term of three years the System holding two 1-year options to renew with a 25% contingency of \$2,816,186 for an amount not to exceed \$14,080,929.

Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

MAY 9, 2022

Capital Committee VIRTUAL Meeting - May 9, 2022

As reported by Feniosky Peña-Mora

Committee Members Present: Dr. Mitchell Katz, Feniosky Peña-Mora - left at 10:13, José Pagán, Sally Hernandez-Piñero, Freda Wang - joined at 10:06, William Fisher

Mr. Peña-Mora called the meeting to order at 10:00 a.m.

For the record Dr. William Fisher is representing Dr. Michael McRae.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on April 11, 2022, were unanimously approved.

Senior Vice President's Report

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

Mrs. Flaherty announced that on April 28th the Housing for Health team, along with member of the Capital Committee Sally Hernandez-Piñero, participated in a ribbon cutting ceremony for the Pope Francis Apartments at Loreto. Leora Jontef, Assistant Vice President, worked with Catholic Charities of Brooklyn and Queens and are referring 40 of our homeless senior patients into a beautiful and sustainable new apartment complex. This was a great opportunity for the housing team to work closely with the systems' social workers and MetroPlus on this state affordable housing project.

Mrs. Flaherty said she was proud to be in the new boardroom at 50 Water Street, part of an intensive project that was successfully completed despite a pandemic.

Mrs. Flaherty advised that work on the bonds portfolio continued as the System tackled the last round of projects in the procurement phase and addressed inflation impacts to some of the projects. The latest update was that there were 8 projects in the construction procurement phase, 21 projects in active construction, while 6 had been completed. She said that Oscar Gonzalez, AVP, and his team had addressed increasing bid results by leveraging City capital to address any budget gaps so that projects could continue and impacts the ability and timeline to start construction it ensures important deadlines are met. The projects most impacted have been 4 roof replacement projects all of which had substantial material increasing costs as reflected in bid results with two resolutions on the days' agenda.

Freda Wang asked if inflation was being reflected in many of the projects. Mrs. Flaherty said that it depends on whether the estimating was performed with that in mind. It is possible that certain portions of the portfolio will be delayed to ensure that other projects move forward. There will be an impact tied to inflationary increases. The Job Order Contracting is about to go to bid and we had to wait for the

Gordian Group to update the books to try to address the inflation factor.

Mr. Peña-Mora asked if the number of bids and/or the price of bids were changing as a result of inflation. Mrs. Flaherty said she had not seen a change yet. The System was still doing much outreach and, with the exception of a few projects, was seeing the usual number of bids.

That concluded Mrs. Flaherty's remarks.

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 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.

Mrs. Flaherty narrated a presentation providing background information, and terms moving forward. Mrs. Flaherty was joined by Leora Jontef, Assistant Vice President, Housing and Real Estate, Office of Facilities Development.

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

Member Recusal: Mr. Peña-Mora recused himself from the balance of the meeting and logged off the webex. Mr. José Pagán lead the remainder of the meeting.

Mrs. Flaherty read the 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.

Mrs. Flaherty narrated a presentation providing project background information, scope of work, current status, project budget, and MWBE plan. Mrs. Flaherty was joined by Oscar Gonzalez, Assistant Vice

President, Office of Facilities Development and Aaron Anderson
Assistant Vice President, Correctional Health Services.

Ms. Wang asked if New York State Commission of Correction (SCOC) approvals were still pending or what was the status of the approval while price was still being settled. Mr. Gonzalez said that there was significant information from design that provided enough comfort of move forward with bid but full approval was not granted because of the acceleration. When SCOC reviewed the outdoor-space they had a number of comments that resulted in the scope shift. It was not that they disapproved, it was that the comments provided would have altered hospital functions and so the slight change was a compromised idea.

Ms. Yang, Senior Vice President of Correctional Health Services, added that, because this unit is the first in the country what was submitted and developed was the premised on the current operations of the forensic inpatient units at Bellevue but because this is such a unique project and is not either a jail or a hospital SCOC took a slightly different interpretation and provided their feedback which was imported while maintaining security concerns and therapeutic aesthetic. We do not expect that to happen again because there is now an understanding of what SCOC wants and expects.

Ms. Wang asked about the funding source. Mr. Gonzalez said it was City funded. Ms. Wang and Mr. Gonzalez assure her it was City funded under the CHS MOU.

Ms. Wang asked if the budget amount was still the same. Mr. Gonzalez said yes.

Mrs. Hernandez-Piñero expressed concerns regarding the rational for an additional \$30m and four months added to the timeline for this modification that impacts a very vulnerable population. She requested clarification on whether SCOC had that jurisdiction and do they usually get involve to this extent including construction. Ms. Yang assured her it is within their jurisdiction and they do.

Mrs. Hernandez-Piñero asked what was a "sally board". Mr. Anderson explained it is a secured entrance way. She further noted that the number of beds in the male (66) and female (44) units were determined. Ms. Yang said it was based on estimates of number in custody and anticipated need.

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 10:30 a.m.

CONTRACT APPROVAL

**MAC FHIONNGHAILE & SONS ELECTRICAL
CONTRACTING, INC.**

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to extend by six months its contract with Mac Fhionnghaile & Sons Electrical Contracting, Inc. (the “**Contractor**”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

WHEREAS, in May 2020 NYC Health + Hospitals’ Board of Directors approved a two-year stand-by contract with the Contractor to provide electrical work at its facilities on an as needed basis; and

WHEREAS, the Contractor has performed satisfactorily over the two-year term of its agreement which is due to expire at the end of July 2022 and

WHEREAS, Supply Chain Services together with the Office of Facilities Development are in the process of preparing a new bid package to award electrical contracts to qualified firms; and

WHEREAS, an additional six months on the Contractor’s agreement will take NYC Health + Hospitals through until the pending bid solicitation is completed while using only funding approved in 2020; and

WHEREAS, the overall responsibility for the proposed contract shall be under the purview of the Office of Facilities Development.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) is authorized to extend by six months its contract with Mac Fhionnghaile & Sons Electrical Contracting, Inc. (the “**Contractor**”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

EXECUTIVE SUMMARY

MAC FHIONNGHAILE & SONS ELECTRICAL CONTRACTING, INC.

ELECTRICAL WORK

- OVERVIEW:** NYC Health + Hospitals seeks authorization to extend by six months the two-year contract with the Contractor for electrical work approved by the Board of Directors in May 2020 without increase in the not to exceed limit of \$6,000,000 approved previously.
- NEED:** NYC Health + Hospitals' facilities frequently needs electrical repair and installation work done. Due to fluctuating demands, NYC Health + Hospitals has determined that these needs can often best be met by outside firms on an as-needed basis through requirements contracts. A new bid package is now in process for a new electrician solicitation but new companies will not be procured, approved and under contract before the Contractor's contract will expire. An additional six months will make the bridge.
- PROCUREMENT:** The Contractor was procured through competitive sealed bids.
- PERFORMANCE SCORE:** 100% rating - MacFhionnghaile & Sons Electrical Contracting is the current JOC contractor and the rating is for work provided throughout NYC Health + Hospitals.
- MWBE UTILIZATION:** 100% utilization achieved.

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: MacFhionnghaile & Sons Electrical Contracting, Inc.

Date: May 31, 2022

Digitally signed by
Tallbe, Keith
Date: 2022.05.31
13:01:05 -04'00'

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
NYC/NYS WBE

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

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to extend by six months its contract with Jemco Electrical Contractors (the “**Contractor**”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

WHEREAS, in May 2020 NYC Health + Hospitals’ Board of Directors approved a two-year stand-by contract with the Contractor to provide electrical work at its facilities on an as needed basis; and

WHEREAS, the Contractor has performed satisfactorily over the two-year term of its agreement which is due to expire at the end of July 2022 and

WHEREAS, Supply Chain Services together with the Office of Facilities Development are in the process of preparing a new bid package to award electrical contracts to qualified firms; and

WHEREAS, an additional six months on the Contractor’s agreement will take NYC Health + Hospitals through until the pending bid solicitation is completed while using only funding approved in 2020; and

WHEREAS, the overall responsibility for the proposed contract shall be under the purview of the Office of Facilities Development.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) is authorized to extend by six months its contract with Jemco Electrical Contractors (the “**Contractor**”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

EXECUTIVE SUMMARY

JEMCO ELECTRICAL CONTRACTORS

ELECTRICAL WORK

- OVERVIEW:** NYC Health + Hospitals seeks authorization to extend by six months the two-year contract with the Contractor for electrical work approved by the Board of Directors in May 2020 without increase in the not to exceed limit of \$6,000,000 approved previously.
- NEED:** NYC Health + Hospitals' facilities frequently needs electrical repair and installation work done. Due to fluctuating demands, NYC Health + Hospitals has determined that these needs can often best be met by outside firms on an as-needed basis through requirements contracts. A new bid package is now in process for a new electrician solicitation but new companies will not be procured, approved and under contract before the Contractor's contract will expire. An additional six months will make the bridge.
- PROCUREMENT:** The Contractor was procured through competitive sealed bids.
- PERFORMANCE SCORE:** 86.5% rating – Jemco is the current JOC contractor and the rating is for work provided throughout NYC Health + Hospitals
- MWBE UTILIZATION:** 24.8% utilization achieved with a plan for an additional 8% bringing the total contract MWBE utilization to 32.8%



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

From: Keith Tallbe Tallbe, Keith Digitally signed by
Tallbe, Keith
Date: 2022.05.31
12:55:50 -04'00'
Senior Counsel
Office of Legal Affairs

Re: Vendor responsibility, EEO and MWBE status

Vendor: Jemco Electrical Contractors, Inc.

Date: May 31, 2022

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

<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Approved	Approved	30.17%

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

VASTECH CONTRACTING CORPORATION

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) extend by six months its contract with Vastech Contracting Corporation (the “**Contractor**”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide heating, ventilation and air conditioning (“**HVAC**”) work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

WHEREAS, in May 2020 NYC Health + Hospitals’ Board of Directors approved a two-year stand-by contract with the Contractor to provide HVAC repair and installation services to its facilities on an as needed basis; and

WHEREAS, the Contractor has performed satisfactorily over the two-year term of its agreement which is due to expire at the end of July 2022 and

WHEREAS, Supply Chain Services together with the Office of Facilities Development are in the process of preparing a new bid package to award HVAC contracts to qualified firms; and

WHEREAS, an additional six months on the Contractor’s agreement will take NYC Health + Hospitals through until the pending bid package is completed while using only funding approved in 2020; and

WHEREAS, the overall responsibility for the proposed contract shall be under the purview of the Office of Facilities Development.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation be and hereby is authorized to extend by six months its contract with Vastech Contracting Corporation (the “**Contractor**”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide heating, ventilation and air conditioning (“**HVAC**”) work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.

EXECUTIVE SUMMARY

VASTECH CONTRACTING CORPORATION

HVAC SERVICES

- OVERVIEW:** NYC Health + Hospitals seeks authorization to extend by six months the two-year contract with the Contractor for heating, ventilation and air conditioning (“HVAC”) work approved by the Board of Directors in May 2020 without increase in the not to exceed limit of \$6,000,000 approved previously.
- NEED:** NYC Health + Hospitals’ facilities frequently need HVAC work. Due to fluctuating demands, NYC Health + Hospitals has determined that these needs can often best be met by outside firms on an as-needed basis through requirements contracts. A new bid package is now in process for a new HVAC solicitation but new companies will not be procured, approved and under contract before the Contractor’s contract will expire. An additional six months will make the bridge.
- PROCUREMENT:** The Contractor was procured through competitive sealed bids.
- PERFORMANCE SCORE:** No rating currently available for current contract as the four projects assigned to Vastech for this contract are currently in progress and not completed. Previous contract rating was 92.1%
- MWBE UTILIZATION:** No projects are complete and Vastech is working with H+H MWBE team to meet 30% goal with project value not self-performed and any future projects assigned through this contract.

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: Vastech Contracting Corp.

Date: May 31, 2022

Digitally signed by
Tallbe, Keith
Date: 2022.05.31
12:57:13 -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.

Electrical and HVAC

**Job Order Contracts Request for TimeExtension
Mac Fahionnghaile & Sons Electrical Contracting,
Inc.; Jemco Electrical Contractors and Vastech
Contracting Corporation**

Capital Committee - June 13, 2022

Mahendranath Indar, AVP, Office of Facilities Development
Leithland Tulloch, Sr. Director, Office Facilities Development



Background / Current State

- Job Order Contracting (JOCs) are Construction Contracts that are awarded based on public bid, whereby bidders use a multiplier, against an itemized catalog of services, to establish their base bid. Solicitation and award in alignment with NYC Health + Hospitals Operating Procedure 100-5.
- Current Electrical and Mechanical/HVAC contracts were awarded in 2020 and will expire in July 31,2022.



HVAC Contracts - Current State

Contractor	Original Contract Award	Increase to Contract	Work Issued to Date	Remaining	Contract Expiration
Vastech	\$6,000,000		\$1,068,254.33	\$4,931,745.67	7/31/2022
Rashel*	\$6,000,000	\$0	\$0	\$0	n/a

* Rashel as a company made a decision to only perform work in the private sector. As a result they were removed from the pool and no work was issued to the company.

- Vastech has four active HVAC upgrade projects at Jacobi (3) and Elmhurst (1)



Electrical Contracts - Current State

Contractor	Original Contract Award	Increase to Contract	Work Issued to Date	Remaining	Contract Expiration
Jemco	\$6,000,000	\$0	\$3,132,642	\$2,867,358	7/31/2022
MacFhionnghaile & Sons	\$6,000,000	\$0	\$2,621,194	\$3,378,806	7/31/2022

- Jemco used for Point Click Care (PCC) make ready work
 - PCC Is the long term care electronic patient record software

- Mac Fhionngnaile & Sons used for EPIC make ready work
 - EPIC is the acute and ambulatory care electronic patient record software




JEMCO Vendor Evaluations

Vendor Performance Evaluation	
JEMCO	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	YES
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extend applicable?	YES
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	YES
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	YES
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	YES
Did the vendor pay its suppliers and subcontractors, if any, promptly?	YES
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	YES
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	YES
Did the vendor adequately staff the contract?	YES
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	YES
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	YES
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	YES
Performance and Overall Quality Rating Satisfactory	GOOD

<70% -----Not satisfactory
71% - 80% ----- Satisfactory
81% - 90% ----- Good
91% - 100% ----- Excellent




MacFhionnghaile & Sons Vendor Evaluations

	
Vendor Performance Evaluation	
MACFHIONNGHAILE & SONS	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	YES
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extent applicable?	YES
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	YES
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	YES
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	YES
Did the vendor pay its suppliers and subcontractors, if any, promptly?	YES
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	YES
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	YES
Did the vendor adequately staff the contract?	YES
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	YES
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	YES
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	YES
Performance and Overall Quality Rating Satisfactory	EXCELLENT

<70% -----Not satisfactory
 71% - 80% ----- Satisfactory
 81% - 90% ----- Good
 91% - 100% ----- Excellent



VASTECH Vendor Evaluations

	
Vendor Performance Evaluation	
VASTECH	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	YES
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extend applicable?	NO
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	YES
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	YES
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	YES
Did the vendor pay its suppliers and subcontractors, if any, promptly?	YES
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	YES
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	YES
Did the vendor adequately staff the contract?	YES
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	YES
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	YES
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	YES
Performance and Overall Quality Rating Satisfactory	NA*

* All the work currently assigned to Vastech is in progress and has not been evaluated. Work will be evaluated upon completion of the project.

<70% ----- Not satisfactory
 71% - 80% ----- Satisfactory
 81% - 90% ----- Good
 91% - 100% ----- Excellent



MWBE - HVAC

- Vastech is the only HVAC vendor under this contract pool
- Vastech submitted a 31% MWBE Utilization Plan (below)

Subcontractor	Certification	Supplies/Services	Utilization Plan
Infinity Contracting	MBE	Heating and Ventilation	10%
Eastern Plumbing	WBE	Plumbing	7%
American Building Contractors Association	MBE	Milwork Fabrication	4%
ANR Mechanical	MBE	Refrigeration, A/C, Mechanical Piping	5%
RJ Green	MBE	Site Work	2%
Duetscher & Daughter	MBE	Carpentry	3%
TOTAL			31%

- Vastech has been issued four work orders totaling \$1,068,254
- Vastech plans to self-perform 67% of this work which is valued at \$715,730 and to date has no MWBE utilization
- Of the remaining balance of \$352,254, Vastech will work with the Vendor Diversity team to identify every opportunity to meet their MWBE utilization plan of 31%
- The Vendor Diversity team will also work closely with Vastech on any future work assigned through this contract to ensure MWBE utilization is maximized



MWBE - ELECTRICAL

- Jemco: 30.17% MWBE subcontractor Utilization Plan
- Jemco Current MWBE utilization is 25%
 - Jemco has issued a \$248,000 PO to a MWBE vendor for work in progress
 - Jemco is forecasting they will spend \$30,000 with a MWBE supplier for work in progress

Subcontractor	Certification	Supplies/Services	\$ Paid to MWBE	% Paid to MWBE	\$ PO Issued to MWBE, not paid	% PO issued to MWBE, not paid	\$ Forecasted Assignment	% Forecasted Assignment
American Building Contractors	MBE	Supplies	\$31,590	1%	\$248,000	7%		
AGA	MBE	Supplies	\$185,000	5.90%				
Denali Electric	MBE	Supplies	\$121,235	3.90%				
Deutscher & Daughter	WBE	Supplies	\$72,030	2.30%				
Eastern Plumbing	MBE	Supplies	\$9,586	0.30%				
Park Ave Supplies	MBE	Supplies	\$102,340	3.30%			\$30,000	1%
Tedco	MBE	Supplies	\$228,255	7.30%				
Turtle & Hughes	MBE	Supplies	\$26,480	0.80%				
TOTAL			\$776,516	25%	\$248,000	7%	\$30,000	1%

Total \$ Assigned to Jemco \$ 3,132,642.00

- Mac Fhionnghaile & Sons is a NYC certified MWBE and as such, their MWBE utilization will always be 100%



Capital Committee Request

- Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) extend by six months its contract with Vastech Contracting Corporation (the “Contractor”) approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide heating, ventilation and air conditioning (“HVAC”) work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.
- Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to extend by six months its contract with Jemco Electrical Contractors (the “Contractor”) and MacFhionnghaile & Sons approved by NYC Health + Hospitals’ Board of Directors in May 2020 to provide electrical work on an as-needed basis throughout NYC Health + Hospitals without any increase in the previously approved funding.



CONTRACT APPROVAL

GUTH DE CONZO CONSULTING ENGINEERS, PC

**CONSTRUCTION MANAGEMENT & PROJECT
MANAGEMENT SERVICES**

NYC HEALTH + HOSPITALS / ELMHURST

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a contract with Guth DeConzo Consulting Engineers, PC ("DeConzo") to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Elmhurst ("Elmhurst") for a term of three years with the System holding two 1-year options to renew with a 20% contingency of \$1,839,500 for an amount not to exceed \$11,027,000.

WHEREAS, with the substantial expansion of the System's portfolio of construction and major repair projects, the System has turned to private entities to provide planning, construction management and project management services; and

WHEREAS, approximately 20 construction and major repair projects at Elmhurst are currently in the planning stages or are under consideration including critical roof replacements, ED expansion, Neuro ICU, Labor & Delivery renovation, ambulatory surgery center, construct new PICU/NICU, convert psych beds to med/surg beds, LL 11 façade repairs and Emergency System Type I upgrade, and Monplane – Cath Lab replacement with an estimated project total of \$140,000,000; and

WHEREAS, to secure the necessary planning, construction management and project management services the System conducted an RFP process involving the direct solicitation of 51 firms, a pre-proposal conference at which 17 firms attended, 10 firms submitting proposals and the evaluation Committee's determination that DeConzo best meets the needs of the System; and

WHEREAS, DeConzo has recently performed work for the System at NYC Health + Hospitals/Queens, Bellevue and Woodhull as well as substantial work at NYU Langone, Memorial Sloan Kettering, Good Samaritan, SUNY Downstate and at Stonybrook University and its performance in those connections for the System has been evaluated as acceptable to good while good references were provided by the other institutions; and

WHEREAS, a particularly large contingency of 20% has been requested in view of the large portfolio of projects involved and the complexity of some of them; and

WHEREAS, DeConzo has proposed a 30% MWBE subcontracting plan that includes, principally the use of Macan Deve Engineers, P.C. for site supervision, constructability review, safety management and other field service and DACK Consulting Solutions for cost estimating, scheduling services and document control; and

WHEREAS, the System's Office of Facility Development will be responsible for the management of the proposed agreement.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "**System**") be and hereby is authorized to execute a contract with Guth DeConzo Consulting Engineers, PC ("**DeConzo**") to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Elmhurst ("**Elmhurst**") for a term of three years with the System holding two 1-year options to renew with a 20% contingency of \$1,839,500 for an amount not to exceed \$11,027,000.

EXECUTIVE SUMMARY
STAND-BY CONTRACT WITH GUTH DECONZO CONSULTING ENGINEERS, PC
FOR PLANNING, CONSTRUCTION AND PROJECT MANAGEMENT SERVICES
AT NYC HEALTH + HOSPITALS/ELMHURST HOSPITAL CENTER
FOR VARIOUS PROJECTS

- OVERVIEW:** The System's portfolio of construction and major repair projects has substantially grown over the last several years. To manage such projects, the System has turned to private entities to provide planning, construction management and project management services. The System believes that private firms in such roles will be responsive to the Systems' needs, accountable and will function on a professional level.
- PROCUREMENT** The System conducted an RFP process involving the direct solicitation of 51 firms, a pre-proposal conference at which 17 firms attended, 10 firms submitting proposals and the evaluation Committee's determination that DeConzo best meets the needs of the System
- PROJECTS:** Approximately 20 projects at Elmhurst are in early planning stages or are under consideration. These projects include including critical roof replacements, ED expansion, Neuro ICU, Labor & Delivery renovation, ambulatory surgery center, construct new PICU/NICU, convert psych beds to med/surg beds, LL 11 façade repairs and Emergency System Type I upgrade, and Monplane – Cath Lab replacement with an estimated total for the entire list of projects of \$140,000,000.
- TERMS:** The proposed contract will be for five years with two 1-years options for the System to exercise. No work will be committed to DeConzo by the execution of the proposed contract but rather Jacobs will be available to accept work orders for the proposed projects as their planning and financing is finalized.
- FINANCING:** The proposed projects will be financed with City Capital.
- MWBE:** DeConzo has proposed a 30% MWBE subcontracting plan that includes, principally the use of Macan Deve Engineers, P.C. for site supervision, constructability review, safety management and other field service and DACK Consulting Solutions for cost estimating, scheduling services and document control.



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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

Digitally signed by
Tallbe, Keith
Date: 2022.06.09
08:39:55 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: Guth DeConzo Consulting Engineers, PC

Matter: NYC Health + Hospitals/Elmhurst, Construction and Project Management

Date: June 9, 2022

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

Vendor Responsibility
Pending

EEO
Pending

MWBE
30% MWBE Utilization Plan

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

**Elmhurst Hospital
Comprehensive Construction
Management Services for Capital Portfolio
with
Guth DeConzo Consulting Engineers, PC**

Capital Committee June 13, 2022

Oscar Gonzalez, Senior Assistant Vice President, Office of Facilities Development
Milenko Milinic – Chief of Capital Design & Construction, NYC Health + Hospitals / Elmhurst
Erin Egan – Director of Capital Budgets – Elmhurst, Office of Facilities Development



Program Background

- Elmhurst Hospital has a number of capital projects with significant public interest in investing in the Hospital
- Major infrastructure components at Elmhurst Hospital are nearing the end of their useful life
- Capital projects require complex phasing to ensure hospital service lines remain operational during the construction, especially the active Emergency Department, which is the Elmhurst core project
- Recent infusions of capital dollars at Elmhurst require more resources and expertise to deliver the work.
- To ensure additional opportunities to secure funding, all funding needs to demonstrate progress
- Funding for this contract will come from City Capital
- Current portfolio consists of 20 capital projects with a dollar value of \$140,000,000



Elmhurst Capital Projects

	Project Stage	Designer	Current Estimate Total Project Cost (\$000)
Major Clinical Modernization Projects			
ED Expansion – CORE PROJECT	Design – DD	Lothrop	\$65,000
Neuro ICU	Pre-Design	N/A	\$12,000
Labor & Delivery Renovation	Design – SD	Gertler & Wentz	\$12,000
Ambulatory Surgery Center	Design – DD	JFKM/TPG	\$9,000
Construct New PICU/NICU	Pre-Design	N/A	\$5,500
Cysto Conversion to two full size OR's	Bid	Gertler & Wentz	\$2,500
Convert Psych Beds to Med/Surg Beds	Pre-Design	N/A	\$5,000
Radiation Oncology Suite Renov.	Pre-Design	N/A	\$1,400
			SubTotal
Bond Funded Projects			
Critical Roof Replacements	Bid	Lothrop	\$2,000
E7 MICU AHU Replacement	Bid	MGE	\$1,290
Central Sterile AHU Replacement	Bid	MGE	\$982
UST#8 Replacement	Bid	Greenman – Pederson	\$650
			SubTotal
Infrastructure Projects			
LL 11 Façade Repairs	Award	Superstructures	\$4,800
Type I EES Upgrade	Pre-Bid	Kallen & Lamelson	\$3,100
Elevator Mod – Cars 1-5, Annex O & G	Pre-Design	N/A	\$3,500
Elevator Mod – Cars 6,7 & 10	Pre-Design	N/A	\$1,500
			SubTotal
Turn Key Projects			
Monoplane – Cath Lab Replacement	Procurement	GE	\$4,460
Nuclear Camera Replacement	Procurement	GE	\$1,170
CT Simulator Replacement	Procurement	GE	\$1,008
LINAC Replacement	Procurement	Varian	\$5,400
			SubTotal
			\$12,038
Total			\$139,265



RFP Criteria

- **Minimum criteria:**
 - Minimum 5 years of healthcare project and/or construction management experience
 - MWBE Plan, waiver, or certification
- **Substantive Criteria**
 - 25% Approach and Methodology
 - 25% Qualifications of Proposers Consultants and Staffing
 - 20% Appropriateness & Quality of Firms Experience
 - 15% Cost
 - 15% MWBE
- **Evaluation Committee:**
 - Voting Members
 - Three members of Elmhurst Capital Design & Construction team
 - One ETIS member
 - One member Elmhurst Capital Design & Construction team
 - One OFD team
 - One member OFD team



- 02/22/22: RFP published on City Record, sent directly to 51 vendors
- 03/01/22: Pre-proposal conference held, 17 vendors attended
- 03/18/22: Proposal deadline, 10 proposals received
- 04/22/22: Evaluation committee completed first round of scoring. Five firms were shortlisted
- 05/12/22 – 05/19/22: Shortlisted firms presented proposal solution to evaluation committee
- 05/26/22: Evaluation Committee debriefed on vendor presentations and submitted final scoring. Guth DeConzo was the highest rated proposer



Solicitation Results

- Guth DeConzo is the highest rated proposer and is the selected vendor
- Contract award amount is \$9,197,500
- A contingency of 20% totaling \$1,839,500 was added to the contract award amount
- Total NTE for this contract with 20% contingency is \$11,027,000
- Guth DeConzo historically has provided excellent Construction Management services for Elmhurst Hospital Center through the New York Power Authority (NYPA) for two energy projects – instantaneous hot water heaters and AHU installs
- H+H also received additional excellent ratings when checking references from NYS Office of General Services and SUNY projects for Guth DeConzo CM Services



Guth DeConzo have previously & successfully performed Construction Management Services for H+H/Elmhurst,

- 2019: Managed an Emergency Domestic Hot Water tank system Replacement. Project was completed in phases to maintain hot water capabilities to the facility at all times
- 2021: Managed the replacement of AHU-9 which services administrative and critical care areas

Current Project List	Current Status
Woodhull Elevator Modernization	Project is complete. Currently in closeout.
Coney Island Elevator Modernization	Project is complete. Currently in closeout.
Metropolitan Chiller Replacement	Substantial completion target date is November 2022
Queens Hospital Energy Upgrades	Substantial completion target date is November 2022
Lincoln Fuel Tank Replacement	Substantial completion target date is December 2022
Bellevue Hospital CHP	Substantial completion target date is December 2023
Lincoln Hospital Phase 1B	Substantial completion target date is May 2024



Reasons for Additional Contingency

- Design coordination complexities
- Intricacies in assembling the multiple contracts
- Nuances in coordination of the various construction projects, including but not limited to locations, scheduling, duration & minimization to patient impact for the progression of the aggregate capital portfolio
- Complexities in phasing construction in an active hospital with a landlocked footprint



M/WBE Utilization Plan (UP)

Assigned M/WBE Goal: 30%

M/WBE Status	# Invited	# Responded	# Meeting Goal	# Requesting Waiver
M/WBE	12	2	N/A	N/A
Non-M/WBE	39	8	8	0

Guth DeConzo Utilization Plan: Conforming Utilization Plan of 30%

Subcontractor Name	Certifying Agency	M/WBE Utilization	Subcontractor's Scope of Work
Macan Deve Engineers, P.C.	NYC	15%	Site Supervision, Constructability Review, Safety Management, Other Field Services
DACK Consulting Solutions	NYC	15%	Cost Estimating, Scheduling Services, Document Control



Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a contract with Guth DeConzo Consulting Engineers, PC (“DeConzo”) to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Elmhurst (“Elmhurst”) for a term of three years with the System holding two 1-year options to renew with a 20% contingency of \$1,839,500 for an amount not to exceed \$11,027,000.



CONTRACT APPROVAL

JACOBS PROJECT MANAGEMENT, CO.

**CONSTRUCTION MANAGEMENT & PROJECT
MANAGEMENT SERVICES**

**NYC HEALTH + HOSPITALS / NORTH CENTRAL
BRONX**

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Jacobs Project Management Co. (“**Jacobs**”) to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Jacobi Hospital North Central Bronx Campus (“**NCB**”) for a term of three years the System holding two 1-year options to renew with a 25% contingency of \$2,816,186 for an amount not to exceed \$14,080,929.

WHEREAS, with the substantial expansion of the System’s portfolio of construction and major repair projects, the System has turned to private entities to provide planning, construction management and project management services; and

WHEREAS, several construction and major repair projects at NCB are currently in the planning stages or are under consideration including the renovation and reuse of part of NCB for the System’s Outposted Therapeutic Housing Unit (“**OTxHU**”) initiative, the renovation of the NCB Operating Room, energy efficiency upgrades and façade repairs among others totaling in estimated cost \$357M; and

WHEREAS, to secure the necessary planning, construction management and project management services the System conducted an RFP process involving the direct solicitation of 51 firms, a pre-proposal conference at which 16 firms attended, 11 firms submitting proposals and the evaluation Committee’s determination that Jacobs best meets the needs of the System; and

WHEREAS, Jacobs has recently worked on several projects for the System including the urgent repurposing of parts of NCB to create 120 ICU beds during the peak of Covid, its construction of the Jacobi Express Care facility and indoor air enhancements to address the risk of Covid infection at Kings County Hospital Center and at Queens Hospital Center and its performance in those connections has been evaluated as acceptable to good; and

WHEREAS, an unusually large contingency of 25% is requested for the proposed contract due to the complexity of some of the projects to be in Jacobs’ portfolio; and

WHEREAS, the Jacobs has proposed a 30% MWBE subcontracting plan that includes, among other things, the extensive use of Laland Baptiste, a minority owned firm, as a major subconsultant to provide key roles such as Construction Manager for the Local Law (LL 11) project, inspectors, and design staff with healthcare facility expertise to support these projects; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreement.


NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute a contract with Jacobs Project Management Co. (“**Jacobs**”) to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Jacobi Hospital North Central Bronx Campus (“**NCB**”) for a term of three years with the System holding two 1-year options to renew with a 25% contingency of \$2,816,186 for an amount not to exceed \$14,080,929.

EXECUTIVE SUMMARY
STAND-BY CONTRACT WITH JACOBS PROJECT MANAGEMENT CO.
FOR PLANNING, CONSTRUCTION AND PROJECT MANAGEMENT SERVICES
AT THE NCB CAMPUS OF NYC HEALTH + HOSPITALS/JACOBI HOSPITAL CENTER
FOR VARIOUS PROJECTS

- OVERVIEW:** The System's portfolio of construction and major repair projects has substantially grown over the last several years. To manage such projects, the System has turned to private entities to provide planning, construction management and project management services. The System believes that private firms in such roles will be responsive to the Systems' needs, accountable to the System and will function on a professional level.
- PROCUREMENT** The System conducted an RFP process involving the direct solicitation of 51 firms, a pre-proposal conference at which 16 firms attended, 11 firms submitted proposals and the evaluation Committee determined that Jacobs best meets the needs of the System.
- PROJECTS:** A number of projects at NCB are in early planning stages or are under consideration. Several of these pertain to the System's OTxHU initiative but others address unrelated but important concerns. These projects include fire alarm/sprinkler upgrades, Operating Room renovation, energy upgrades, Emergency Electrical System Type I upgrades, Local Law 11 façade rehabilitation, boiler replacement, staff relocation 6th floor, 1B, 1st, 2nd, 3rd and 4th floor, entrance and lobby rearrangement, exterior and interior signage, ADA complaint bathrooms and ambulatory care expansion. The estimated cost of the entire portfolio of projects is \$357M.
- TERMS:** The proposed contract will be for five years with two 1-year options for the System to exercise. No work will be committed to Jacobs by the execution of the proposed contract but rather Jacobs will be available to accept work orders for the proposed projects as their planning and financing is finalized.
- FUNDING:** The projects will be funded with City capital.
- MWBE:** 30% MWBE plan with special reliance on Laland Baptiste, a minority owned firm, as a major subconsultant to provide 23% of the work in roles such as construction manager for the Local Law (LL 11) project, inspectors, and design staff with healthcare facility expertise to support the projects. Other MWBE firms have been identified for the 7% balance remaining to hit the 30% target.

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: Jacobs Project Management, Co.

Matter: NYC Health + Hospitals/North Central Bronx, Construction and Project Management

Date: June 9, 2022

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

<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Approved	Approved	30% MWBE Utilization Plan

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

**NCB Comprehensive Construction
Management – Program Management
for Capital Projects
with
Jacobs Project Management Co.**

Capital Committee June 13, 2022

Oscar Gonzalez, Senior Assistant Vice President, Office of Facilities Development
Jimmy John, Director Design & Construction, NYC Health + Hospitals / Jacobi & NCB



Program Background

- NCB Hospital has a number of existing, uninitiated, and active capital projects with significant public interest in investing in the Hospital.
- Major infrastructure components at NCB Hospital are nearing the end of their useful life
- Some capital projects have direct adjacencies that will require complex coordination and staging. These projects cannot be coordinated without supporting the existing operational team.
- To ensure additional opportunities to secure funding, all funds need to demonstrate progress
- NYC Health + Hospitals is in the process of securing a master planning contract for NCB. The CM vendor will be responsible for coordinating the execution of key milestones, project schedules, and will help enable long term strategic decision making.



NCB Capital Projects

Name of Project	Project Stage	Designer	Current Total Project Funding
OTxHU Program	Schematic Design	Lothrop/ Moody Nolan	\$240M
OTxHU Decant <ul style="list-style-type: none"> • Emergency Dept. • CPEP • Entrance Lobby 			
Fire Alarm/ Sprinkler update	Schematic Design	Lothrop	\$25M
OR renovation	Planning	Lothrop	\$3.5M
Energy Upgrade	Design Kickoff done	MGE	\$38M
Type 1 EES	Design Kickoff done	MGE	\$18M
Local Law 11 façade rehabilitation	100% Construction Documents	Superstructure	\$16M
Boiler replacement	Planning	MGE	\$17M
TOTAL			\$357.5M

- Fire watch will be in place when project work impacts any fire life safety system
- Close coordination with facility and clinical teams to ensure project work will have minimal impact on delivery of service
 - When possible, scheduling project work for times outside of normal business hours for clinical areas
 - Phasing work to reduce impact to facility's capacity to provide care on inpatient units and ORs



RFP Criteria

- **Minimum criteria:**
 - Minimum 5 years of healthcare project and/or construction management experience
 - MWBE Plan, waiver, or certification
- **Substantive Criteria**
 - 25% Approach and Methodology
 - 25% Qualifications of Proposers Consultants and Staffing
 - 20% Appropriateness & Quality of Firms Experience
 - 15% Cost
 - 15% MWBE
- **Evaluation Committee:**
 - **Voting Members**
 - Two NCB Capital Design & Construction team members
 - Two OFD team members
 - One EITS team member
 - **Advising Members**
 - One Lincoln Capital Design & Construction team member
 - One OFD team member



Overview of Procurement

- 02/22/22: RFP published on City Record, sent directly to 51 vendors
- 03/02/22: Pre-proposal conference held, 16 vendors attended
- 03/18/22: Proposal deadline, 11 proposals received
- 04/22/22: Evaluation committee completed first round of scoring. Four firms were shortlisted
- 05/11/22 – 05/20/22: Shortlisted firms presented proposal solution to evaluation committee
- 05/26/22: Evaluation Committee debriefed on vendor presentations and submitted final scoring. Jacobs was the highest rated proposer



Solicitation Results

- Jacobs is the highest rated proposer and is the selected vendor
- Contract award amount is \$11,264,744
- A contingency of 25% totaling \$2,816,186 was added to the contract award amount
- Total NTE for this contract with 25% contingency is \$14,080,929
- Jacobs has performed satisfactory on the following projects:
 - System wide ExpressCare (MWBE utilization at 30%)
 - ENY Water Infiltration project (Active project, MWBE anticipated to reach 30% by completion)
 - Harlem Boiler project (Active project, MWBE utilization anticipated to reach 32% by completion)
 - Indoor Air Quality Enhancement – Brooklyn & Queens (MWBE utilization at 28%)



Reasons for additional contingency

- Complexities in design coordination and assembling multiple design contracts into one project to bid
- OTHU takes up 4 floors and 80% of the hospital is getting affected due to decant and construction
- Difficulties in coordination of construction for all the different packages whilst ensuring continuity and manage limited disruptions to current patient services
- Challenges in managing tight timelines to finish the project by spring 2025 i.e. managing multiple shifts and phases
- CPM would help formulate a logistics plan during all phases of the project along with safety and ICRA/ ILSM protocols to be put in place



M/WBE Utilization Plan (UP)

Assigned M/WBE Goal: 30%

M/WBE Status	# Invited	# Responded	# Meeting Goal	# Requesting Waiver
M/WBE	12	2	N/A	N/A
Non-M/WBE	39	9	9	0

Jacobs Utilization Plan: Conforming Utilization Plan of 33.9%

Subcontractor Name	Certifying Agency	M/WBE Utilization	Subcontractor's Scope of Work
Laland Baptiste, LLC	NYC / NYS	23.0%	Construction support, scheduling, code consulting
DACK Consulting Solutions, Inc.	NYC / NYS	2.9%	Estimating
PACO Technologies, Inc.	NYC / NYS	4.0%	Construction phase support
JED Engineering, P.C.	NYC / NYS	3.5%	Construction phase support
Crescent Consulting Associates, Inc.	NYC / NYS	0.5%	MWBE Compliance / Outreach
Total		33.9%	



Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Jacobs Project Management Co. (“**Jacobs**”) to provide, planning, construction management and project management services on an as needed basis with respect to several pending projects at NYC Health + Hospitals/Jacobi Hospital North Central Bronx Campus (“**NCB**”) for a term of three years the System holding two 1-year options to renew with a 25% contingency of \$2,816,186 for an amount not to exceed \$14,080,929.

