

**CAPITAL COMMITTEE
MEETING AGENDA**

September 12, 2022

10:00 AM

50 Water Street, 17th floor Boardroom – Virtual

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – July 11, 2022**

Feniosky Peña-Mora

ACTION ITEMS

- **Resolution** **Leora Jontef**
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign an 18-year lease with 90-02 QB Holdings LLC (the “**Landlord**”) for approximately 40,000 square feet on the ground floor of 90-02 Queens Boulevard, Queens, New York for use by NYC Health + Hospitals/Elmhurst (“**Elmhurst**”) and NYC Health + Hospitals/Queens (“**Queens**”) for administrative office space at an initial rent of \$37/rentable square feet or \$1,480,000/yr which will escalate over the term to reach \$45/rentable square feet over the final seven years of the term for a total base rent over the term of \$28,520,000 after taking into account one year of free rent; provided that operating expense escalations payable to Landlord projected to total \$1,732,000 over the lease term are not included in base rent for a total payable to Landlord over the term projected to be \$30,252,004.

Vendex: NA

EEO: NA

- **Resolution** **Manuel Saez**
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Care Free Improvements, Inc. (the “**Contractor**”) to provide construction services in connection with the repurposing of space on the 7th floor of NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) to create a System-wide contact center for the duration of the proposed construction project for an amount, including a 10% contingency of \$624,454, not to exceed \$6,869,000.

Vendex: Approved

EEO: Approved

- **Resolution** **Manuel Saez**
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of EIA Electric Inc. (“**EIA**”), Jemco Electrical Contractors (“**Jemco**”) and Mac Fhionngnaile & Sons (“**McF**”) to provide to provide electrical construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.

Vendex: Approved for all vendors

EEO: Approved for all vendors

- **Resolution**

Manuel Saez

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of AWL Industries (“**AWL**”), Volmar Construction Inc. (“**Volmar**”) and WDF Inc. (“**WDF**”) to provide HVAC construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.

Vendex: Approved for all vendors

EEO: Pending for AWL, approved for WDF and Volmar

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

July 11, 2022

Capital Committee VIRTUAL Meeting - July 11, 2022

As reported by: Feniosky Peña-Mora

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

Mr. Peña-Mora called the meeting to order at 10:16 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on June 13, 2022, were unanimously approved.

Senior Assistant Vice President's Report

Mr. Saez, Senior Assistant Vice President, Office of Facilities Development presented his report.

Mr. Saez shared highlights and some key accomplishments from fiscal year 2022.

Our engineers and tradesman strive consistently to support and serve the daily operations of our facilities.

Bellevue was challenged to keep critical oxygen systems available throughout the campus after experiencing a substantial vaporizer failure. The in-house team acted swiftly to keep the system from freezing and allowing the flow of oxygen to continue throughout the campus providing critical services for patients. The cooling system at Bellevue for the first time in over a decade will have full operation of all of its chillers and all cooling tower cells, thanks to the strategic actions taken by the in-house team and OFD. Thus, providing sufficient cooling to the campus.

Kings County in-house engineers, a very talented group of individuals acted swiftly over the winter to prevent the loss of our main water feed lines by making urgent repairs and replacement of critical waterlines, bypass, and direct feed valves to stabilize our heating system for the 3 million sq. ft campus.

The Harlem campus experienced a dire emergency when a major rupture of the condensate line that fed the cooling towers to the main hospital had a major impact on the cooling system. After the incredible work of the in-house team along with every division of OFD and senior administration, temporary systems were installed, stabilizing the cooling system. After a considerable amount of repair, the facility is now fully operational. Thus, removing the dependency of the temporary system which has been fully demobilized from the campus.

Finally, over the course of this past year we have conducted monthly Joint Review meetings with each of our service partners and DOE team to review service, opportunities and KPI's.

We continue to work closely with our Finance colleagues, the budget and payments team facilitated the commitment of over \$575M in capital contracts, which provided a 22% increase in dollar value compared to last year and represented over 1,000 purchase orders.

The payments team processed a high volume of payments supporting the system and saw a 22% increase in transactions - from over 2,000 to over 2,500 vouchers.

The budget team was able to authorize 122 projects valued at \$474M - a 47% increase in both numbers of projects authorized and dollars compared to last year.

Relative to the contracts, \$425M is City Capital and infrastructure commitment rate was 80%.

The contracts team bid on 50 projects totaling \$221M. The average number of bids received per project was five and the winning bidder's proposals were on average 4% below the estimates. Of the 242 total bids received, 38% were Minority and Women Owned Businesses Enterprises (MWBE), and 41% of the 50 awarded contracts were MWBE. 234 work orders were issued for Requirement Contractors totaling \$42.3M, and 130 work orders were issued for JOCS totaling \$23.1M.

Team accomplishments include; Transition of our Centers of Excellence and Demobilization of temporary clinics.

The 50 Water Office Consolidation project is complete.

Construction continues on the Bellevue OTxHU project and the Woodhull Decanting project is underway preparing for construction to begin on the OTxHU project at that site in Winter 2022.

We expect to release the Request for Proposals (RFP) at the end of this month for a pool of vendors to provide master planning services for the System, which we expect to better inform our capital strategy to better align with the System's mission and strategy to create equitable modern care environments for our patients and staff that meet the needs of our communities.

The Harlem boiler replacement and the Metropolitan flood wall projects are moving forward.

Energy and carbon reduction efforts continue System wide. This year, the System signed a pledge to the Federal Government to reduce emissions by 50% in all our facilities by 2030 and work to zero emissions by 2050. We continue to retrofit, refurbish, and modernize outdated equipment, fixtures, and utilities to reach this goal and are looking forward to working on innovative projects to reduce our greenhouse emissions and ensure all our facilities are resilient.

In the coming year we are working on restarting the Facilities Council.

The implementation of Phase I of the Project Management Information System is scheduled to begin in September 2022. This will allow the New Needs process to be completed.

We are still in the process of the evaluation for our Facility Management Information System.

Leora Jontef, Assistant Vice President, read the resolution:

Authorizing New York City Health and Hospitals Corporation (the "System") to sign a five year lease extension with Martha Vincent (the "Landlord") for the continued use of approximately 2,078 square feet of space at 769 Onderdonk Avenue, Borough of Queens to operate a primary care program managed by NYC Health + Hospitals/Gotham Health ("Gotham Health") at a base rent of \$69,000 per year, or \$33.21 per square foot to be escalated by 3% per year for a total of \$366,330.37 over the five year initial term plus a charge for the System's proportionate share of real estate tax increases over a 2012/2013 base year; provided the System will hold an option to renew the lease for an additional five years resulting in base rent over the potential 10-year term of \$791,007.67 and an estimated \$50,469.73 for the tax escalation charges for an estimated total rent over the 10-year term of \$841,477.40.

Ms. Jontef was joined by Michelle Lewis, Chief Executive Office, Gotham Health.

Ms. Jontef narrated a presentation, providing background and current state information on the lease and services provided at the site, as well as new lease terms.

Ms. Wang asked about the prior lease escalation. She noted that while the rent comparables indicate that the rate is within an average range, the letter from the consultant states that the annual rate of increase is slightly higher than average.

Ms. Jontef stated that this was a continuation of a prior agreement and that the increase was in line with prior rate increases. She noted that the relationship with the lessor had proven to be a good one and the site was a valued space for services. She and the team felt comfortable with the rates.

Ms. Wang asked how long the space had been occupied by H+H. Ms. Jontef said, since 1994. Ms. Jontef added that 3% escalation was typical and she believed that it was the escalation rate under the prior agreement.

Ms. Wang asked why real estate taxes had only been charged since 2012. Ms. Jontef explained the taxes had always been a part of the agreement

it just changed the way they are presented. They can either be included in the per square foot price or separated.

Ms. Wang mentioned a conversation from a prior Capital Committee meeting requesting a review all the real estate agreements and their respective terms. She indicated that it would be helpful in understanding the agreements since such things as fees for real estate taxes and utilities can vary. Ms. Wang said she believed that had dropped in priority as a result of COVID but would like to raise it again.

Mr. Peña-Mora agreed that a comprehensive look would be helpful.

Mr. Peña-Mora asked if utilities were included in this space. Ms. Jontef said they were separate. Mr. Peña-Mora said it would be helpful if that information was standardized. He also requested the presentation be updated for the presentation to the Board.

Mr. Peña-Mora said that he liked the signage on the exterior of the facility but would like to see the site (and others) appear inviting from the outside and the inside as well, so that patients feel they are in a welcoming space.

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

Mr. Saez read the resolution:

Authorizing New York City Health and Hospitals Corporation (the "System") to execute a contract with Jemco Electrical Contractors, Inc. (the "Contractor") to complete an upgrade of Emergency Electrical Service Type I at NYC Health + Hospitals/Elmhurst Hospital Center ("Elmhurst") for a term to equal the duration of the proposed construction project for an amount, including a contingency of \$1,258,472, not to exceed \$7,550,830.

Mr. Saez narrated a presentation providing project background information, a list of Elmhurst capital projects, the RFP criteria, procurement overview, solicitation results, vendor performance, references and background, rationale for additional contingency, and MWBE utilization plan. Mr. Saez was joined by Erin Egan, Elmhurst - Director of Capital Budgets, Office of Facilities Development.

Ms. Wang noted that the presentation indicated that Elmhurst does not currently meet the current National Fire Protection Association codes and there was a waiver in place from the NYS DOH in 2018 that had expired on July 1, 2021, and requested clarification on what is the current status, and are there any ramifications from that.

Ms. Egan explained that some delays were a result of COVID, when contractors did not want to enter the facility. She said with regards to the waiver, there had been some back and forth with the NYS

Department of Health regarding a new waiver. Mr. Indar indicated that NYS DOH has stated that a citation would be required in order to issue a new waiver.

Ms. Wang said she understood but wanted to be sure that the lack of waiver would not result in any penalties. Mr. Indar said no. He indicated that if CMS or Join Commission did cite H+H we would be able to show that work was in process and a contract is in place to bring the facility up to code.

Ms. Wang asked if the contract amount was a not-to-exceed. Mr. Indar said there would be a PO issued for the full contract amount and that PO would be amended for any increase equal to or less than 10%. For over 10% a change order would need to be processed.

Mr. Peña-Mora said he understood that this was a sealed bid and the price should not change. Mr. Indar said it was a sealed but with a guaranteed price.

Mr. Peña-Mora said he did not understand what was meant by the statement "higher costs". Is H+H taking a risk or is the contractor.

Ms. Egan explained that it is common to include contingency on a construction contract because of volatility in the market because it can take 6 months or more to formalize the contract agreement and prices can change. Ms. Egan explained that any changes would be thoroughly reviewed by H+H.

Mr. Indar confirmed that this contract is from a sealed bid but note that internal processes can take months and beyond the time that bid amounts are held and it would take extensive time to re-bid prices can change.

Mr. Peña-Mora said he understand increases when a result of internal delay but not if it were the cause of the contractor. He said he would recommend a vote for conditional approval with a request pending for clarification on how changes to construction contracts are processed and approved. Mr. Pagán agreed.

Mrs. Hernandez-Piñero asked why addressing the issue has taken some time and whether it was not considered a higher priority. Dr. Katz explained that the separation of power was not a dangerous condition but more a change in how electrical was set up within facilities. The separation provided security in that if one system went down the others would not. It was previously common practice to have everything tied together but now it is not.

Mr. Peña-Mora reiterated that he would like the resolution to reflect why the contingency was 20%, which is more than the usual project contingency, and include a description of the change order process, including who is responsible for reviewing and approving change

orders. He wanted both of those addressed prior to the Board of Directors meeting.

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

There being no further business, the Committee Meeting was adjourned at 11:04 a.m.

LEASE AGREEMENT

90-02 QB HOLDINGS, LLC

ADMINISTRATIVE OFFICE SPACE

NYC HEALTH + HOSPITALS / ELMHURST

NYC HEALTH + HOSPITALS / QUEENS

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign an 18-year lease with 90-02 QB Holdings LLC (“**Landlord**”) for approximately 40,000 square feet on the ground floor of 90-02 Queens Boulevard, Queens, New York for use by NYC Health + Hospitals/Elmhurst (“**Elmhurst**”) and NYC Health + Hospitals/Queens (“**Queens**”) for administrative office space at an initial rent of \$37/rentable square feet or \$1,480,000/yr which will escalate over the term to reach \$45/rentable square feet over the final seven years of the term for a total base rent over the term of \$28,520,000 after taking into account one year of free rent; provided that operating expense escalations payable to Landlord projected to total \$1,732,000 over the lease term are not included in base rent for a total payable to Landlord over the term projected to be \$30,252,004.

WHEREAS, Elmhurst and Queens both have several large construction projects planned that will displace administrative staff requiring swing space for the next 3 – 4 years until construction is completed; and

WHEREAS, the two hospitals are already congested and some of the planned construction will convert administrative space to space for clinical services increasing the need for supplemental administrative space outside of the Hospital; and

WHEREAS, Queens similarly has planned construction that will convert administrative space to space for clinical and non-clinical support use and will require supplemental administrative space outside of the hospitals; and

WHEREAS, the proposed lease of the Premises will both supply a temporary home for some administrative services during the period of the planned construction and a permanent home for some of such functions following the repurposing of their original space for clinical services as part of the planned work; and

WHEREAS, the Building was selected based on a search of the area, its close proximity to both Elmhurst and Queens confirmation that the proposed rent is a competitive rate in line with the market; and

WHEREAS, Landlord, at its cost, will perform all work necessary to deliver to the System a fully code compliant “vanilla box;” and

WHEREAS, and Landlord will then perform the tenant fit-out, including the purchase of all needed furniture in accordance with the System’s plans and specifications under a Landlord financed budget of \$2M; and

WHEREAS, the System will purchase its electricity directly from the local utility but the cost of cleaning and rubbish removal will be included in the rent; and

WHEREAS, the proposed lease will be managed by the Chief Executive Officer of Elmhurst.

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign an 18-year lease with 90-02 QB Holdings LLC (“**Landlord**”) for approximately 40,000 square feet on the ground floor of 90-02 Queens Boulevard, Queens, New York (the “**Building**”) for use by NYC Health + Hospitals/Elmhurst (“**Elmhurst**”) and NYC Health + Hospitals/Queens for administrative office space at an initial rent of \$37/rentable square feet or \$1,480,000/yr which will escalate over the term to reach \$45/rentable square feet over the final seven years of the term for a total rent over the term of \$28,520,000; provided that operating expense escalations payable to Landlord projected to total \$1,732,000 over the lease term are not included in base rent for a total payable to Landlord over the term of projected to be \$30,252,004

**EXECUTIVE SUMMARY
PROPOSED LEASE
WITH 90-02 QB HOLDINGS LLC
FOR SUPPLEMENTARY OFFICE SPACE FOR
NYC HEALTH + HOSPITALS/ELMHURST AND NYC HEALTH + HOSPITALS/QUEENS**

OVERVIEW:	<p>Elmhurst and Queens both have several large construction projects planned that will displace administrative staff requiring swing space for the next 3 – 4 years until construction is completed. Furthermore, the two hospitals are already congested and some of the planned construction will convert administrative space to space for clinical services increasing the need for supplemental administrative space outside of the hospitals.</p> <p>The proposed lease of the Premises will both supply a temporary home for some administrative services during the period of the planned Elmhurst and Queens construction and a permanent home for some of such functions following the repurposing of their original space for clinical services as part of the work planned for Elmhurst and Queens.</p>
SITE SELECTION:	<p>The Premises was selected after an energetic space search conducted by both the System's real estate consultant and by Elmhurst and Queens leadership. The Premises is close to both hospitals which is a major advantage. The proposed lease terms are at fair market value and include valuable concessions by Landlord.</p>
FINANCING:	<p>Expense</p>
TERMS:	
BASE RENT:	<p>\$37/sf, or \$1,480,000/yr. for yrs. 1-5 \$41/sf, or \$1,640,000/yr. for yrs. 6-10 \$45/sf, or \$1,800,000/yr. for yrs. 11-18</p>
OPERATING COST INCREASES:	<p>Payable to Landlord based on actual increases in the costs of insurance, labor staff the building, repairs and electricity for common areas and building-wide systems. Annual increase is estimated to be \$.25/SF/Year. These are estimated to total \$1,732,000 over the term.</p>
REAL ESTATE TAXES:	<p>Payable to the City but will be entirely abated so there will be no cost.</p>
ELECTRICITY:	<p>Payable directly to the utility and projected to total \$3,043,877 over the term.</p>
CLEANSING AND RUBBISH REMOVAL:	<p>Included in rent</p>

September 8, 2022

Leora Jontef
Assistant Vice President Housing + Real Estate
New York City Health and Hospitals Corporation
50 Water Street
New York, NY. 10004

Re: 90-02 Queens Blvd Queens New York 11373

Dear Leora:

When evaluating 90-02 Queens Blvd, there are a limited number of commercial properties that should be considered as a subset of buildings for comparison purposes. These are buildings which are in proximity to the Queens Blvd property.

7201 Queens Blvd- New Development. Asking rents are \$50.00 per square foot with a Tenant Improvement Allowance is \$50.00 a foot.

6224 Roosevelt Avenue- New Development. Asking rents are \$50.00 per square foot with a Tenant Improvement Allowance of \$25.00 a foot.

9808 Queens Blvd- 36,000 feet of lower-level space is being marketed at \$45.00 per square foot with a Tenant Improvement Allowance of \$40.00 a foot.

9525 Queens Blvd- 84,000 feet split between 3 floors. Space is being marketed at \$45.00 per square foot with a Tenant Improvement Allowance of \$40.00 a foot.

In addition to the attached comps, below are the most recent closed transactions in Queens.

Amazon Fulfillment Center – 3850 21st Street, Long Island City

19,669 square feet with 73,540 feet of adjacent land.
\$56.43 per square foot Triple Net.

Aldi-Queens Place Mall – 8801 Queens Blvd (Directly across the street)

35,000 square feet of lower-level space.
\$40.00 per square foot, modified gross with \$50.00 in Tenant Improvement Allowance

Retro Fitness – 9277 Queens Blvd

16,250 square feet, 2nd floor space.
\$37.00 per square foot, \$600,000 annual, modified gross. As is, no Tenant Improvement Allowance.

Lenox Hill Radiology – 3716 Greenpoint Avenue

13,000 square feet between 2 floors with an additional 2,500 square foot lobby.
\$42.00 per square foot, \$650,000 annual, modified gross.

Lenox Hill Radiology – 8812 Queens Blvd

9,500 square feet. Ground floor space.
\$105.00 per square foot. \$1,000,000 annual, modified gross. Turnkey installation.

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

Rents in Queens are between \$40.00 to \$50.00 per foot. If you discount the asking rent by 10% as the taking deal, the starting rent of \$37.00 per foot at 90-02 Queens Blvd is well within the comparable range. Additionally, we are receiving a turnkey installation valued at \$70.00 a foot (\$50.00 with an additional \$20.00 of Landlords Base Building work) and furniture which should be valued at \$20.00 to \$25.00 a foot.

Should you have any questions, please call me.



Ira Rovitz
Executive Managing Director
Newmark
Office: 212-372-2469
Mobile: 347-952-0159

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

NEWMARK

Sign Date	Tenant Name	Industry	Building Address	Class	District	Market	Floor(s)	SF	Transaction Type	Lease Type	Terms (months)	Rent (\$/Sqft)	Base Rent (\$/Sqft)	Work Type	Work Amount (\$/Sqft)	Free Rent (months)	Net Effective Rent (\$/Sqft)	Amenities
8/18	NYPD	Government	166-01 Hillside Avenue		Jamaica	Queens	E1, E2	14,075	Direct	Amendment	14		\$29.21					
10/18	Theracare	Health Care	11-20 46th Road	A	Long Island City	Queens	EBLDG	34,725	Direct	New	192	Yrs 1-6: \$45.00 2.25% escalations every year	\$45.00	T.I.	\$45.00	12		
10/18	Halo Branded Solutions	Business Services - Advertising, Marketing, PR	30-30 47th Avenue	A	Long Island City	Queens	P6	17,682	Direct	New	128	Yrs 1-6: \$37.50 Yrs 7-11: \$40.50	\$37.50	T.I.	\$30.00	8	\$31.41	
11/18	City Property USA NY, LLC	Real Estate	224-05 Jamaica Avenue	C	Queens Village	Queens	P1	3,000	Direct	New	126	Yrs 1-5: \$93.33 Yrs 6-10: \$102.67 Yr 11: \$112.93	\$93.33	T.I.	\$35.00	6	\$86.86	
12/18	NYC Department of Financial Services	Government	144-06 94th Avenue	C	Jamaica	Queens	EBLDG	77,612	Direct	Amendment	228	Yrs 1-4: \$23.45 Yrs 5-9: \$25.11 Yrs 10-14: \$29.54 Yrs 15-19: \$31.56	\$23.45		\$178.76			
1/19	Macy's/Bloomingdales	Consumer Products Manufacturers - Apparel	28-07 Jackson Avenue	A	Long Island City	Queens	One Jackson: E3-E9, P10 Three Jackson: E3-4	299,794	Direct	Expansion	240	One Jackson: E3-E9, P10: Yrs 1-5: \$52.00 Yrs 6-10: \$57.00 Yrs 11-15: \$62.00 Yrs 16-20: \$67.00	\$52.00	T.I.	\$75.00	18	\$43.58	
1/19	Control Technologies	Computer Services	43-01 22nd Street	B	Long Island City	Queens	P5	3,052	Direct	New	63	Yr 1: \$36.00 Yr 2: \$37.08 Yr 3: \$38.19 Yr 4: \$39.34 Yr 5: \$40.52	\$36.00	T.I.	\$20.00	3	\$31.39	
1/19	NewYork-Presbyterian, Weill Cornell Medicine	Health Care	28-07 Jackson Avenue	A	Long Island City	Queens	GRND, 2	28,079	Direct	New	225	Yrs 1-7: \$57.25 Yrs 8-12: \$62.25 Yrs 13-19: \$67.25	\$57.25	T.I.	\$70.00	12	\$48.88	
2/19	Estee Lauder	Consumer Products Manufacturers	27-01 Queens Plaza North	A	Long Island City	Queens	E3	95,723	Sublease, Direct	Expansion	Sublease: 48 Direct: 120	Sublease: Yrs 1-2: \$27.50 Yrs 3-4: \$30.50 Direct: Yrs 1-5: \$46.00 Yrs 6-10: \$49.00	\$27.50	T.I.	Sublease: \$40.00 Direct: \$25.00	Sublease: 8 Direct: 5	Sublease: \$12.34 Direct: \$41.15	
3/19	New York Junior Tennis League, Inc	Leisure	36-36 33rd Street	A	Long Island City	Queens	P5	6,045	Direct	Expansion	120		\$33.50	T.I.	\$40.00	10		
3/19	The City University of New York	Education	3020 Thomson Avenue	B	Long Island City	Queens	E1-3	194,058	Direct	Renewal	60	Yrs 1-5: \$29.48	\$29.48					
3/19	Rimowa Distribution, Inc.	Consumer Products Manufacturers	37-18 Northern Boulevard	B	Long Island City	Queens	LL	4,625	Direct	New	62	Yr 1: \$24.00 Yr 2: \$24.60 Yr 3: \$25.22 Yr 4: \$25.85 Yr 5: \$26.49 Yr 6: \$27.15	\$24.00	T.I.	\$25.00	2	\$18.54	
5/19	Centene	Health Care	1 Court Square	A	Long Island City	Queens	E28-32, E34-42	465,312	Direct	New	201	Yrs 1-6: \$60.00 Yrs 7-11: \$65.00 Yrs 12-16: \$70.00	\$60.00	T.I.	\$85.00	11	\$49.24	
5/19	Ralph Lauren Corporation	Consumer Products Manufacturers - Apparel	47-30 35th Street	B	Long Island City	Queens	P3	12,372	Direct	Renewal	35	Yr 1: \$29.50 Yr 2: \$30.09 Yr 3: \$30.69	\$29.50	As Is	\$0.00	0	\$30.05	
6/19	Collins Building Services	Business Services - Other	24-01 44th Road	A	Long Island City	Queens	E12, E15	30,760	Direct	Renewal & Expansion	123	Yrs 1-5: \$49.00 Yrs 6-10: \$53.00	\$49.00	T.I.	E12: \$40.00	E12: 3	E12: 43.49	
6/19	Altice USA	Telecommunications	1 Court Square	A	Long Island City	Queens	E44-50	184,335	Direct	Renewal	150	Yrs 1-6: \$64.00 Yrs 7-11: \$69.00 Yrs 12-13: \$74.00	\$64.00	T.I.	\$85.00	E44,45,50: 19 E46-49: 16	E44,45,50: \$44.79 E46-49: \$46.52	
7/19	New York City Department of Health & Mental Hygiene	Government	30-30 47th Avenue	A	Long Island City	Queens	E7	80,340	Direct	New	246	Yrs 1-6: \$39.50 Yrs 7-11: \$43.50 Yrs 12-16: \$47.50 Yrs 17-21: \$51.50	\$39.50	T.I.	\$60.00	6	\$36.35	

8/19	The New York Times Company	Media	24-01 44th Road	A	Long Island City	Queens	E9-11	57,846	Direct	New	E9-10: 189 E11: 69	Yrs 1-5: \$42.00 Yrs 6-10: \$47.00 Yrs 11-15: \$50.50	\$42.00	E9-10: T.I. E11: Turnkey	E9-10: \$60.00	E9-10: 9 E11: 0	E9-10: \$35.78	
8/19	Safety and Inspection Division of the Taxi and Limousine Commission	Government	31-89 123rd Street	Flex	Flushing	Queens	EBLDG	60,000	Direct	New	60	Yrs 1-5: \$25.17	\$25.17			0		
9/19	NYPD	Government	166-01 Hillside Avenue		Jamaica	Queens	E1, E2	14,075	Direct	Extension	14	Yr 1: \$30.53	\$30.53					
10/19	Madewell Inc	Consumer Products Manufacturers - Apparel	30-30 47th Avenue	A	Long Island City	Queens	P4	19,008	Sublease	New	8	Yr 1: \$30.00	\$30.00	As Is	\$0.00	1	\$26.17	
10/19	National Benefit Life Insurance Company	Insurance	30-30 47th Avenue	A	Long Island City	Queens	P6	7,986	Direct	New	126	Yrs 1-5: \$36.00 Yrs 6-10: \$39.00	\$36.00	Turnkey		6		
10/19	American Medical Alert Corp.	Health Care	30-30 47th Avenue	A	Long Island City	Queens	P6	6,733	Direct	New	90	Yrs 1-7: \$35.00	\$35.00	Turnkey		6		
10/19	Department of Transportation	Government	3300 Northern Boulevard	B	Long Island City	Queens	P7	19,000	Direct	Expansion	84	Yrs 1-5: \$38.00 Yrs 6-7: \$43.00	\$38.00			4		
12/19	Hospice of New York	Health Care	30-30 47th Avenue	A	Long Island City	Queens	P6	17,429	Direct	New	127	Yrs 1-6: \$39.00 Yrs 7-11: \$42.00	\$39.00	Turnkey	\$40.00	7	\$31.84	
7/20	Fire Department of New York	Government	19-40 42nd Street	Industrial	Astoria	Queens	GRND, MEZZ, 2	75,000	Direct	New	240	Yrs 1-5: \$9.80 Yrs 6-10: \$11.27 Yrs 11-15: \$12.96 Yrs 16-20: \$14.91	\$9.80	T.I.	\$52.43	0	\$6.67	
8/20	NewYork-Presbyterian, Weill Cornell Medicine	Health Care	28-07 Jackson Avenue	A	Long Island City	Queens	E2	27,266	Direct	Expansion	213	Yrs 1-6: \$60.00 Yrs 7-11: \$65.00 Yrs 12-18: \$70.00	\$60.00			8		
9/20	City of New York	Government	66-26 Metropolitan Avenue	Industrial	Middle Village	Queens	PLL, PGRND, P2	516,115	Direct	Amendment	240	Yr 1: \$9.45 Yrs 2-5: \$19.00 Yrs 6-10: \$20.90 Yrs 11-15: \$22.99 Yrs 16-20: \$25.29	\$9.45	T.I.	\$4.43	0	\$19.90	
11/20	NYPD	Government	89-62 162nd Street	Retail	Jamaica	Queens	GRND	4,895	Direct	Renewal	12	Yr 1: \$26.23	\$26.23	As Is	\$0.00	0	\$26.23	
1/21	Bombardier Transportation (Holdings) USA Inc.	Industrial Manufacturing	30-30 47th Avenue	A	Long Island City	Queens	P4	8,059	Direct	New	24	Yr 1: \$35.00 Yr 2: \$36.05	\$35.00	T.I.	\$10.00	0	\$30.17	
2/21	Power Home Remodeling Group, LLC	Consumer Products Manufacturers	30-30 47th Avenue	A	Long Island City	Queens	P4	6,246	Direct	New	76	Yr 1: \$35.00 Yr 2: \$35.79 Yr 3: \$36.59 Yr 4: \$37.42 Yr 5: \$38.26 Yr 6: \$39.12	\$35.00	As Is	\$0.00	4	\$34.49	
2/21	Central Queens Academy	Education	88-08 Justice Avenue	Multi	Elmhurst	Queens	1,3,4	85,000	Direct	New	384		\$45.00					
3/21	New York City Department of Health & Mental Hygiene	Government	30-30 47th Avenue	A	Long Island City	Queens	P4	47,552	Direct	Expansion	232	Yrs 1-5: \$38.00 Yrs 6-10: \$42.00 Yrs 11-15: \$46.00 Yrs 16-20: \$50.00	\$38.00					
4/21	Empower Group	Financial Services	37-18 Northern Boulevard	B	Long Island City	Queens	P4	6,505	Direct	Extension	98	Yr 1: \$32.49 Yr 2: \$33.30 Yr 3: \$34.14 Yr 4: \$34.99 Yr 5: \$35.87 Yr 6: \$36.76 Yr 7: \$37.68 Yr 8: \$38.62 Yr 9: \$39.59	\$32.49	T.I	\$4.92	12	\$29.40	
4/21	Hanger Prosthetics & Orthotics East Inc.	Health Care	118-35 Queens Boulevard	B	Forest Hills	Queens	P1	2,529	Direct	Renewal	12	Yr 1: \$35.00	\$35.00	As Is	\$0.00	0	\$35.00	
4/21	NYC Administration of Child Services	Government	165-15 Archer Avenue	C	Jamaica	Queens	EBLDG	78,800	Direct	Renewal	84	Yrs 1-2: \$33.66 Yrs 3-5: \$35.33 Yrs 6-7: \$36.69	\$33.66					
5/21	Long Island Vision Management, LLC	Health Care	251-77 Jericho Turnpike	B	Bellerose	Queens	P4	4,500	Direct	New	144		\$49.00			2		
5/21	Opentrons	Health Care	45-18 Court Square	A	Long Island City	Queens	E2	47,791	Direct	New	120		\$80.00	T.I./Prebuilt				

7/21	SDG MGMT Company, LLC	Real Estate	118-35 Queens Boulevard	B	Forest Hills	Queens	P1	2,529	Direct	New	127	Yrs 1-2: \$40.00 Yrs 2-3: \$41.10 Yrs 3-4: \$42.23 Yrs 4-5: \$43.39 Yrs 5-6: \$44.58 Yrs 6-7: \$45.81 Yrs 7-8: \$47.07 Yrs 8-9: \$48.36 Yrs 9-10: \$49.70 Yrs 10-11: \$51.06	\$40.00	T.I.	\$45.00	7	\$35.22	
7/21	Independent Drivers Guild, Inc.	Charitable Organizations/ Not-for-Profit	36-04 Skillman Avenue	C	Long Island City	Queens	E3	10,014	Direct	New	120		\$21.50	Turnkey	\$80.00	3		
7/21	Verigold	Consumer Products Manufacturers	46-24 28th Street	A	Long Island City	Queens	ELBDG	45,000	Direct	New	192	Yrs 1-16: \$27.50	\$27.50	T.I.	\$35.00	12	\$21.12	
9/21	20th Television	Internet New Media	30-30 47th Avenue	A	Long Island City	Queens	P1	36,198	Direct	New	2	Yr 1: \$15.58	\$15.58					
11/21	The City of New York Employees Retirement System	Government	30-30 47th Avenue	A	Long Island City	Queens	P10	30,559	Direct	Renewal	60	Yr 1: \$40.00 Yr 2: \$41.00 Yr 3: \$42.03 Yr 4: \$43.08 Yr 5: \$44.15	\$40.00			4		
11/21	General Service Administration Office of Immigration	Government	31-00 47th Avenue	B	Long Island City	Queens	P5	60,000	Direct	New	204	Yrs 1-5: \$39.00 Yrs 6-10: \$42.00 Yrs 11-15: \$45.00 Yrs 16-17: \$48.00	\$39.00	T.I.	\$80.00	18.0	\$28.16	
11/21	20th Television	Internet New Media	30-30 47th Avenue	A	Long Island City	Queens	P1	8,353	Direct	New	4	Yr 1: \$35.91	\$35.91					
12/21	Broadway Stages Limited	Media	30-30 47th Avenue	A	Long Island City	Queens	P1	7,926	Direct	New	5	MOs 1-5: \$37.85	\$37.85					
12/21	Roman Health Pharmacy, LLC	Health Care	30-30 47th Avenue	A	Long Island City	Queens	P5	23,632	Direct	New	66	Yr 1: \$33.00 Yr 2: \$33.83 Yr 3: \$34.67 Yr 4: \$35.54 Yr 5: \$36.43	\$33.00	T.I.	\$50.00	6	\$20.25	
12/21	Astoria Speech and Language, PC	Health Care	11-11 44th Drive	C	Long Island City	Queens	P2	500	Direct	New	24	Yrs 1-2: \$48.00	\$48.00			0.5		
1/22	Lenox Hill Radiology	Health Care	47-16 Greenpoint Avenue	A	Long Island City	Queens	GRND, E2-3	13,000	Direct	New			\$50.00	Turnkey				
1/22	Lenox Hill Radiology	Health Care	88-12 Queens Boulevard	A	Elmhurst	Queens	GRND	9,500	Direct	New			\$105.26	Turnkey				
2/22	Verigold	Consumer Products Manufacturers	30-30 47th Avenue	A	Long Island City	Queens	P5	39,594	Direct	New	144	Yrs 1-12: \$35.00	\$35.00	T.I.	\$60.00	15	\$22.48	
4/22	20th Television	Internet New Media	30-30 47th Avenue	A	Long Island City	Queens	P1	7,926	Direct	Expansion	72	Yr 1: \$27.00 Yr 2: \$27.81	\$27.00			11		
4/22	20th Television	Internet New Media	30-30 47th Avenue	A	Long Island City	Queens	P1	8,353	Direct	Extension	12		\$36.99					
5/22	Bombardier Transportation	Industrial Manufacturing	30-30 47th Avenue	A	Long Island City	Queens	P4	8,059	Direct	Renewal	12	Yr 1: \$37.85	\$37.85					
6/22	Broadway Stages Limited	Media	30-30 47th Avenue	A	Long Island City	Queens	P1	6,450	Direct	Renewal	12	Yr 1: \$53.02	\$53.02					



NYC Health+Hospitals/Elmhurst NYC Health+Hospitals/Queens

**Lease Request with KSR Capital
for 40,000 SF of office space at
90-02 Queens Blvd, Queens, NY**

**Capital Committee Meeting
September 12, 2022**

Helen Arteaga, CEO, NYC Health+Hospitals/Elmhurst
Neal J. Moore, CEO, NYC Health+Hospitals/Queens Hospital
Leora Jontef, AVP, Housing+Real Estate



Request for Consideration

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign an 18-year lease with 90-02 QB Holdings LLC (“**Landlord**”) for approximately 40,000 square feet on the ground floor of 90-02 Queens Boulevard, Queens, New York for use by NYC Health + Hospitals/Elmhurst (“**Elmhurst**”) and NYC Health + Hospitals/Queens (“**Queens**”) for administrative office space at an initial rent of \$37/rentable square feet or \$1,480,000/yr which will escalate over the term to reach \$45/rentable square feet over the final seven years of the term for a total base rent over the term of \$28,520,000 after taking into account one year of free rent; provided that operating expense escalations payable to Landlord projected to total \$1,732,000 over the lease term are not included in base rent for a total payable to Landlord over the term projected to be \$30,252,004.



Background: Elmhurst Hospital

- Elmhurst Hospital provides 545 beds to the community.

- Elmhurst is scheduled to benefit from \$160M capital projects over the next 5 years, with additional support projected moving forward.

- Projects Include:

- Labor & Delivery
- Woman's Health Pavilion
- Ambulatory Surgery
- Emergency Department
- Fire Systems Upgrades
- NICU
- NeuroICU



Background: Queens Hospital Center

- Queens provides 269 beds to the community.
- Queens is scheduled to benefit from \$44 Million in capital projects over the next 5 years.
- Projects Include:
 - N4 renovation
 - P4 out-patient behavior health primary care clinic
 - Out-patient “retail” pharmacy that will cater to out-patient behavioral health patients



New Office Space in Queens

- Opportunity to create shared office space for some back office functions.
- The project will allow Queens and Elmhurst to open up space for critical capital projects and new clinical programs.
- Convenient and attractive location near both hospitals on a major Queens thoroughfare.

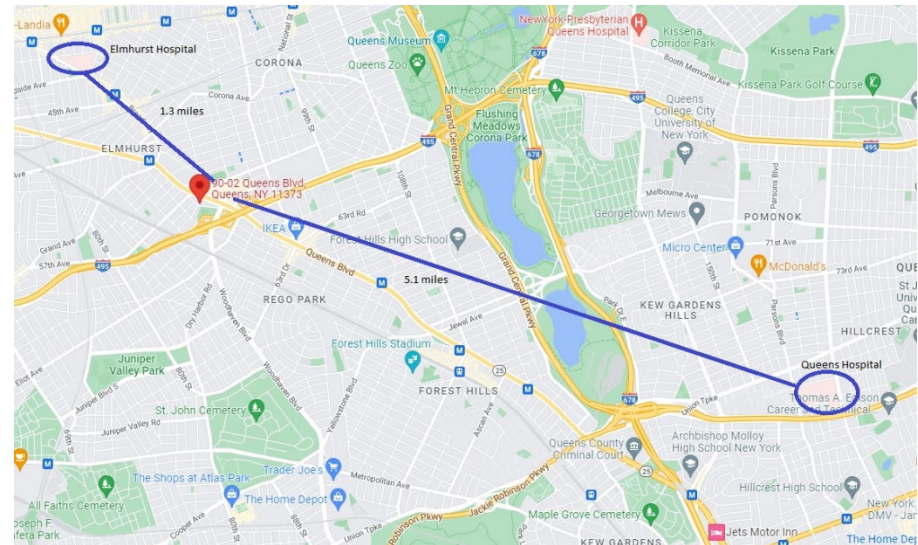
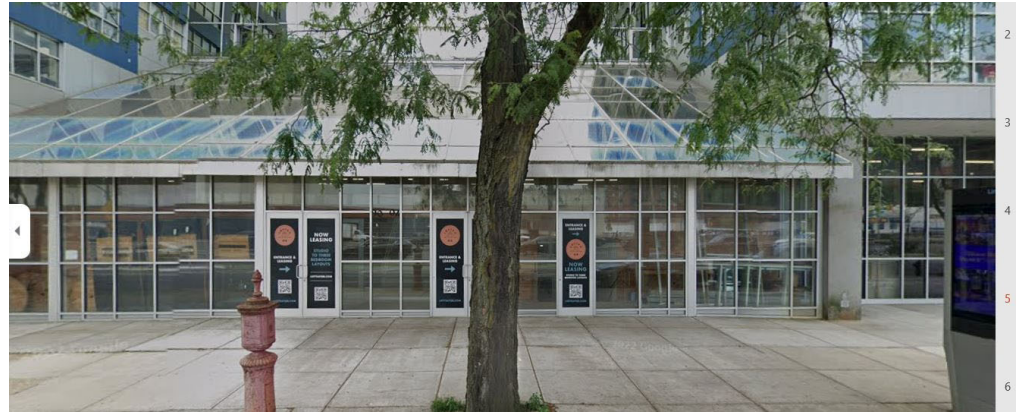


Office Space at 90-02 Queens Blvd

- New office space on Queens Blvd to accommodate 91 employees from Elmhurst and 50 employees from Queens who perform back office functions.
- Travel distance is 15-20 minutes from Elmhurst and Queens Hospitals.
- Location is accessible to various modes of transportation and includes parking.
- On H+H shuttle route between Elmhurst and Queens Hospitals, with stops every 30 minutes.

Trains: R, M (local), F, E

Bus: Q29, Q32, Q53, Q58, Q60, Q46, Q65, Q25, Q34, Q88



Lease Terms

This resolution requests a new lease for 40,000 square feet of ground floor office space.

- 18 year term commences after landlord completes construction work.
- The landlord will contribute \$2M (\$50/sf) towards the cost of outfitting the space including the purchase of furniture, installation of lighting, carpeting IT cabling and construction of interior partition walls.
 - Twelve months of free rent will commence when work is complete.
- Base Rent is \$37/sf or \$1,480,000 annually. This will escalate by 10% every five years. The proposed rent is fair market for office space in Queens.
- H+H Annual Expenses:
 - Real Estate Taxes: No payment. H+H will be sole occupant of condominium unit.
 - Electricity: H+H will directly pay for electricity.
 - Operating Expense Escalation: H+H will be proportionate share of increases in operating costs over the first year's actual expenses.
 - The main operating expenses are insurance, labor to staff the building, repairs and electricity for common areas and building-wide systems.
 - Annual increase is estimated to be \$.25/SF/Year.



Rent and Estimated Expenses

	Yrs 1-5	Yrs 6-10	Yrs 11-18	Total
Base Rent to Landlord	\$5,920,000	\$8,200,000	\$14,400,000	\$28,520,000
Est. Operating Expense Escalations to Landlord	\$98,800	\$369,200	\$1,264,000	\$1,732,000
Est. Electricity	\$690,188	\$800,117	\$1,553,572	\$3,043,877
Real Estate Taxes	\$0	\$0	\$0	\$0



Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign an 18-year lease with 90-02 QB Holdings LLC (“**Landlord**”) for approximately 40,000 square feet on the ground floor of 90-02 Queens Boulevard, Queens, New York for use by NYC Health + Hospitals/Elmhurst (“**Elmhurst**”) and NYC Health + Hospitals/Queens (“**Queens**”) for administrative office space at an initial rent of \$37/rentable square feet or \$1,480,000/yr which will escalate over the term to reach \$45/rentable square feet over the final seven years of the term for a total base rent over the term of \$28,520,000 after taking into account one year of free rent; provided that operating expense escalations payable to Landlord projected to total \$1,732,000 over the lease term are not included in base rent for a total payable to Landlord over the term projected to be \$30,252,004.



CONTRACT APPROVAL

CARE FREE IMPROVEMENTS, INC.

7TH FLOOR CONTACT CENTER

NYC HEALTH + HOSPITALS / METROPOLITAN

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Care Free Improvements, Inc. (the “**Contractor**”) to provide construction services in connection with the repurposing of space on the 7th floor of NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) to create a System-wide contact center for the duration of the proposed construction project for an amount, including a 10% contingency of \$624,454, not to exceed \$6,869,000.

WHEREAS, because of its size and the wide range of the services it offers, the System has the need of substantial call center services such as scheduling appointments, sending appointment reminders and following up on prescribed treatments and medications; and

WHEREAS, as part of the System’s plan to in-source a substantial portion of its contact center services instead of relying on contracted outside vendors, the System has established two contact centers at NYC Health + Hospitals/Bellevue and NYC Health + Hospitals/Cumberland with a third planned for Metropolitan; and

WHEREAS, the System solicited competitive sealed bids for the necessary construction services to renovate 18,000 square feet of space on the 7th Floor at Metropolitan and, after giving pre-proposal tours to 26 vendors and receiving 9 bids, the CRC endorsed a finding that the Contractor was the lowest responsible and responsive bidder; and

WHEREAS, the Contractor has completed previous projects for the System as a Job Order/Requirements contractor and has been given ratings of 93% and 84% over the last two years and has a MOCS’ rating of satisfactory; and

WHEREAS, the Contractor an MWBE firm, thereby making MWBE subcontracting goals inapplicable to this procurement; 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 Care Free Improvements, Inc. (the “**Contractor**”) to provide construction services in connection with the repurposing of space on the 7th floor of NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) to create a System-wide contact center for the duration of the proposed construction project for an amount, including a 10% contingency of \$624,454, not to exceed \$6,869,000.

EXECUTIVE SUMMARY
CONTRACT WITH CARE FREE IMPROVEMENTS, INC.
FOR CONSTRUCTION SERVICES
AT NYC HEALTH + HOSPITALS/METROPOLITAN HOSPITAL CENTER
FOR CONSTRUCTION OF CONTACT CENTER

OVERVIEW:	<p>The System has the need of substantial call center services such as scheduling appointments, sending appointment reminders and following up on prescribed treatments and medications. As part of the System's plan to in-source a substantial portion of its contact center services instead of relying on contracted outside vendors, the System has established contact centers at NYC Health + Hospitals/Bellevue and NYC Health + Hospitals/Cumberland with a third planned for Metropolitan. Metropolitan was able to free up 18,000 square feet of space on the 7th floor and the purpose of the proposed contract is to renovate the space into a contact center. The renovation will construct approximately 252 workstations, 12 offices, 1 staff lounge and pantry area, 4 huddle rooms, ADA compliant restrooms and a 223 staff Locker room area. The space will be upgraded with new centralized HVAC, cooling and heating, new LED energy efficient light fixtures, security cameras strategically placed throughout and card access; as well as a new IDF closet to support the new layout headcount. Work under the proposed is projected to start on approximately September 2022.</p>
PROCUREMENT	<p>The System solicited competitive sealed bids for the necessary construction services to renovate 18,000 square feet of space on the 7th Floor at Metropolitan and, after giving pre-proposal tours to 26 vendors and receiving 9 bids, the CRC endorsed a finding that the Contractor was the lowest responsible and responsive bidder.</p>
TERMS:	<p>The proposed contract will for the duration of the project which, it is estimated, to be 0.5 years. The contract is for an amount not to exceed \$6,869,000 which includes a 10% contingency of \$624,454.</p>
FINANCING:	<p>The proposed project will be financed with City Capital.</p>
MWBE:	<p>The Contractor is an MWBE firm.</p>

**Request to Enter into Contract with Care Free
Improvements
NYC H+H / Metropolitan
Corporate Wide Contact Center**

**Capital Committee
September 12, 2022**

**Manny Saez -- Senior Assistant Vice President, OFD
Cristina Contreras, CEO, NYC Health + Hospitals / Metropolitan
Oscar Gonzalez – Senior Assistant Vice President, OFD
Tamika Campbell – Director Capital & Design**



Request for Consideration

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Care Free Improvements, Inc. (the “**Contractor**”) to provide construction services in connection with the repurposing of space on the 7th floor of NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) to create a System-wide contact center for the duration of the proposed construction project for an amount, including a 10% contingency of \$624,424 not to exceed \$6,869,000.

Project Background

- H+H Metropolitan (phase III) requires a renovation to create a contact center located on the 7th floor of the Behavioral Health Building in Metropolitan Hospital
- The renovations includes new centralized HVAC, cooling and heating, new LED energy efficient light fixtures, security cameras strategically placed throughout and card access; as well as a New IDF Closet to support the new layout and headcount.
- This location will be the final phase of contact center project (Cumberland and Bellevue were phase I & II)
- The space being renovated is approximately 18,000 sq.ft.



Future State

- **The space:** 252 Contact Stations, 12 Contact Center Offices, 1 Staff lounge & pantry area, 4 huddle rooms, ADA compliant restrooms, and 223 staff lockers
- Expand our eConsult (electronic specialty referral) unit to improve the patient experience, expediting specialty appointments as order by patient's primary care providers, as well as growing our specialty services and revenue
- Grow our internal contact center unit in order to provide more appointment services internally reducing our vendor dependency and average monthly vendor costs of \$1.5M
- Keep up with multiyear growth and cost reduction plan which requires additional space to accommodate new contact center staff onboarding, new and ongoing training and launching new patient and organization initiatives for both an onsite and remote workforce
- Provide multi-use working station which allows for flexibility and use based on the demand/need of our patients and the organization

Carefree Contract

- Contract for build out of call center at Metropolitan
- Budget Breakdown
 - CRFP - \$965,917
 - NYC Capital - \$5,278,629

Carefree Contract	
Construction	\$6,244,546
Carefree Contingency (10%)	\$624,454
TOTAL	\$6,869,000

Project Budget

- Currently have grant funding from the State's Capital Restructuring Financing Program (CRFP) for this project which currently requires project completion by March 2023
- Budget Breakdown
 - CRFP - \$6,415,932
 - NYC Capital - \$6,843,922

Metropolitan Corporate Wide CONTACT CENTER	
Design	\$334,990.00
Construction*	\$10,405,181.36
Outfitting	\$1,895,229.59
Metropolitan Contingency (10%)	\$624,454
TOTAL	\$13,259,854.95

*JOCs (make-ready) + Carefree

Project Budget by Funding Source

	DESIGN	OUTFITTING	CONSTRUCTION (CAREFREE)	MAKE READY CONSTRUCTION (JOCs & Consultants)	CONTINGENCY (10%)	TOTAL
CRFP	\$334,990.00	\$857,798.59	\$965,917.00	\$4,160,635.36	\$96,591.10	\$6,415,932.05
CITY CAPITAL		\$1,037,431.00	\$5,278,629.00		\$527,862.90	\$6,843,922.90
TOTAL	\$334,990.00	\$1,895,229.59	\$6,244,546.00	\$4,160,635.36*	\$624,454.00	\$13,259,854.95

*Multiple JOCs and Consultant contracts utilized to get the space ready for General Contractor mobilization; scope execution was/is essential in order to meet the CRFP grant's time sensitive deadline in March 2023.

Procurement

- Sourced via public bid
- 1/10/22 & 1/11/22: Site tour for bidders; 26 vendors attended
- 3/09/22: Proposal deadline, 9 proposals received
- 5/18/22: Pre-qualification meeting with lowest responsible bidder - Care Free Improvements was the lowest of nine (9) bidders

Construction Contract

- MWBE Plan
 - Care Free Improvements is an MBE, therefore has 100% MWBE utilization

Subcontractor	Certification	Supplies/Services	Utilization Plan %
Care Free Improvements	MBE	Services	100%

- Contract amount is **\$6,244,546**
- Ratings
 - Care Free is currently one of our JOCs General Contractor (2020-2022) and previously from 2018-2020
 - Care Free had a 84% rating for the 2018-2020 Contracts
 - There were no evaluation for 2020-2022 because the projects are not yet completed
 - Additionally, the ratings listed in MOCs included 2 Satisfactory (70-79%)
- Projected expected to begin Fall 2022 with completion in expected in Spring 2023

Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Care Free Improvements, Inc. (the “**Contractor**”) to provide construction services in connection with the repurposing of space on the 7th floor of NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) to create a System-wide contact center for the duration of the proposed construction project for an amount, including a 10% contingency of \$624,424 not to exceed \$6,869,000.

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: Care Free Alarms, Inc. **Rivera-
Bazan,
Irmali** Digitally signed
by Rivera-Bazan,
Irmali
Date: 2022.09.07
14:49:25 -04'00'

Date: September 7, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
NYC-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.

APPROVAL OF JOB ORDER CONTRACTS

**EIA ELECTRIC, INC.
JEMCO ELECTRICAL CONTRACTORS
MAC Fhionnfnaile & Sons**

ELECTRICAL CONSTRUCTION SERVICES

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of EIA Electric Inc. (“**EIA**”), Jemco Electrical Contractors (“**Jemco**”) and Mac Fhionngnaile & Sons (“**McF**”) to provide to provide electrical construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.

WHEREAS, the System uses stand-by or Job Order Contracts (“**JOCS**”) which provide specialized services, such as those of an electrical contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments; and

WHEREAS, the current set of contracts for electrical JOCS contractors used by the System were due to expire July 31, 2022 but were extended for six months to allow time for the completion of the procurement of a new set of electrical contractors; and

WHEREAS, the System issued a request for proposals for electrical contractors in Spring 2022, seven firms made proposals and EIA, Jemco and McF (the “**Contractors**”) received the highest scores and the Contract Review Committee endorsed their selection; and

WHEREAS, Jemco and McF are the System’s current electrical JOCS contractors with System performance ratings of 92.5% and 99% respectively and EIA, while not having previously worked with the System, has MOCS’ ratings of 1 Excellent, 8 Good and four Satisfactory from various agencies; and

WHEREAS, both EIA and McF are certified MWBE firms and Jemco has a 30.25% MWBE subcontracting plan; 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 stand-by, Job Order Contracts with each of EIA Electric Inc. (“**EIA**”), Jemco Electrical Contractors (“**Jemco**”) and Mac Fhionngnaile & Sons (“**McF**”) to provide to provide electrical construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.

**EXECUTIVE SUMMARY
JOCS CONTRACTS WITH
EIA ELECTRIC INC., JEMCO ELECTRICAL CONTRACTORS AND MAC FHIONNGNAILE & SONS
FOR ELECTRICAL CONSTRUCTION SERVICES**

OVERVIEW:	The System uses stand-by or Job Order Contracts (“ JOCS ”) which provide specialized services, such as those of an electrical contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments. The current set of contracts for electrical JOCS contractors used by the System were due to expire July 31, 2022 but were extended for six months to allow time for the completion of the procurement of a new set of electrical contractors.
PROCUREMENT	The System solicited competitive sealed bids for the necessary electrical services contractors in Spring 2022. Seven firms made proposals and the Contractors received the highest scores and the Contract Review Committee endorsed their selection.
TERMS:	The proposed contracts will each be for two years. The contracts will each be for an amount not to exceed \$8,000,000.
FINANCING:	The financing of the work to be performed under the proposed contracts will vary depending on the nature of the work and the project.
MWBE:	Both EIA and McF are certified MWBE firms and Jemco has committed to a 30.25% MWBE subcontracting plan.

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: EIA Electric, Inc. **Rivera-
Bazan,** Digitally signed
Irmali by Rivera-Bazan,
Irmali Date: 2022.09.07
15:12:02 -04'00'

Date: September 7, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
NYC-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.

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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

**Rivera-
Bazan,
Irmali**

Digitally signed
by Rivera-Bazan,
Irmali
Date: 2022.09.07
15:09:05 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: Jemco Electrical Contractors, Inc.

Date: September 7, 2022

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

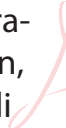
Vendor Responsibility
Approved

EEO
Approved

MWBE
30.25% - 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.

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

From: Keith Tallbe **Rivera-**
Senior Counsel **Bazan,**
Office of Legal Affairs **Irmali**  Digitally signed
by Rivera-Bazan,
Irmali
Date: 2022.09.07
15:09:51 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: Mac Fhionnghaile & Sons Electrical Contracting Inc.

Date: September 7, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
NYS/NYC-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.

APPROVAL OF JOB ORDER CONTRACTS

**AWL INDUSTRIES
VOLMAR CONSTRUCTION, INC.
WDF, INC.**

HVAC CONSTRUCTION SERVICES

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of AWL Industries (“**AWL**”), Volmar Construction Inc. (“**Volmar**”) and WDF Inc. (“**WDF**”) to provide HVAC construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.

WHEREAS, the System uses stand-by or Job Order Contracts (“**JOCS**”) which provide specialized services, such as those of an HVAC contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments; and

WHEREAS, the current set of contracts for HVAC JOCS contractors used by the System were due to expire July 31, 2022 but were extended for six months to allow time for the completion of the procurement of a new set of HVAC contractors; and

WHEREAS, the System issued a request for proposals for HVAC contractors in Spring 2022, five firms made proposals and AWL, Volmar and WDF (the “**Contractors**”) received the highest scores and the Contract Review Committee endorsed their selection; and

WHEREAS, Jemco has done previous work for the System with a System performance rating of 96.5% respectively, WDF, while not having previously worked with the System, has MOCS ratings of 1 good and 7 satisfactory from the Department of Environmental Protection and AWL, while also not having previously worked with the System has MOCS ratings from various agencies of 2 excellent, 9 good, 11 satisfactory, 2 poor and 1 unsatisfactory (DDC); and

WHEREAS, each of the three Contractors has committed to a 30% MWBE subcontracting plan; and

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

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute stand-by, Job Order Contracts with each of AWL Industries (“**AWL**”), Volmar Construction Inc. (“**Volmar**”) and WDF Inc. (“**WDF**”) to provide HVAC construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.

**EXECUTIVE SUMMARY
JOCS CONTRACTS WITH
AWL INDUSTRIES, VOLMAR CONSTRUCTION INC. AND WDF INC.
FOR HVAC CONSTRUCTION SERVICES**

OVERVIEW:	The System uses stand-by or Job Order Contracts (“ JOCS ”) which provide specialized services, such as those of an electrical contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments. The current set of contracts for electrical JOCS contractors used by the System were due to expire July 31, 2022 but were extended for six months to allow time for the completion of the procurement of a new set of electrical contractors.
PROCUREMENT	The System solicited competitive sealed bids for the necessary electrical services contractors in Spring 2022. Five firms made proposals and the Contractors received the highest scores and the Contract Review Committee endorsed their selection.
TERMS:	The proposed contracts will each be for two years. The contracts will each be for an amount not to exceed \$8,000,000.
FINANCING:	The financing of the work to be performed under the proposed contracts will vary depending on the nature of the work and the project.
MWBE:	Each of the three Contractors has committed to a 30% MWBE subcontracting plan.

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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

**Rivera-
Bazan,
Irmali**

Digitally signed
by Rivera-Bazan,
Irmali
Date: 2022.09.07
15:14:19 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: AWL Industries Inc.

Date: September 7, 2022

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

Vendor Responsibility

Approved

EEO

Pending

MWBE

46% - 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.

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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

**Rivera-
Bazan,
Irmali** Digitally signed
by Rivera-
Bazan, Irmali
Date:
2022.09.07
15:13:43 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: Volmar Construction Inc.

Date: September 7, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
64% - 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.

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

From: Keith Tallbe
Senior Counsel
Office of Legal Affairs

**Rivera-
Bazan,
Irmali**

Digitally signed
by Rivera-Bazan,
Irmali
Date: 2022.09.07
15:11:05 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: WDF Inc.

Date: September 7, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
30% - 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.

Electrical and HVAC Job Order Contracts Request for Approval

**Capital Committee
September 12, 2022**

**Manny Saez, SAVP, Office of Facilities Development
Mahendranath Indar, AVP, Office of Facilities Development
Leithland Tulloch, Sr. Director, Office Facilities Develop**

Request for Consideration

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of EIA Electric Inc. (“**EIA**”), Jemco Electrical Contractors (“**Jemco**”) and Mac Fhionngnaile & Sons (“**McF**”) to provide to provide electrical construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.
- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of AWL Industries (“**AWL**”), Volmar Construction Inc. (“**Volmar**”) and WDF Inc. (“**WDF**”) to provide HVAC construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.



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 prior to expiring July 31, 2022, was extended by six months to ensure procurement of new contracts.

HVAC Contracts - Current State

Contractor	Original Contract Award	Increase to Contract	Work Issued to Date	Remaining	Contract Extended
Vastech	\$6,000,000		\$1,068,254.33	\$4,931,745.67	1/31/2023
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.

Electrical Contracts - Current State

Contractor	Original Contract Award	Increase to Contract	Work Issued to Date	Remaining	Contract Extended
Jemco	\$6,000,000	\$0	\$3,944,247	\$2,055,753	1/31/2023
MacFhionnghaile & Sons	\$6,000,000	\$0	\$2,621,194	\$3,378,806	1/31/2023

- Jemco used for Point Click Care (PCC) make ready work
 - PCC Is the long term care electronic patient record software
- Mac Fhionnghaile & Sons used for EPIC make ready work
 - EPIC is the acute and ambulatory care electronic patient record software

Procurement

- Public bids opened on June 7th 8th and 9th , 2022 for three contracts, each for \$8M, to provide HVAC related construction services. The contracts will be for a two year term
- WDF, Inc. was the lowest responsible bidder for HVAC1
 - **Lowest multiplier submitted by WDF – 1.4329**
 - Previous HVAC1 low bid multiplier was .09692 (Vastech)
 - Bids submitted by AWL Industries, Carefree Improvements, Crescent Contracting, RAMS Mechanical and Volmar Construction
 - WDF is a first time H+H JOC Contractor with a MOCs rating of 1 Good and 7 Satisfactory from the Department of Environmental Protection.
- Volmar Construction was the lowest responsible bidder for HVAC2
 - Lowest multiplier submitted by Volmar – 0.9373
 - Previous HVAC2 low bid multiplier was .9188 (Rashel)
 - Bids submitted by by AWL Industries, Crescent Contracting, RAMS Mechanical and Volmar Construction
 - MOCs Evaluation – 3 Satisfactory from the Department of Construction and Design
 - **Volmar H+H User rating – 96.5% (4 facilities on 20 projects valued at \$9,980,214.00)**
- AWL Industries was the lowest responsible bidder for HVAC3
 - **Lowest multiplier submitted by AWL – 1.0294**
 - Bids submitted by Bids submitted by AWL Industries, Crescent Contracting, RAMS Mechanical and Volmar Construction
 - AWL is a first time H+H HVAC JOC Contractor with MOC rating from Various Agencies– 2 Excellent, 9 Good, 11 Satisfactory, 2 Poor (2014) and 1 Unsatisfactory (2019)
 - 19 ratings were submitted in MOC for AWL after the date of the unsatisfactory rating and all 19 ratings were either satisfactory or better (8 satisfactory, 9 good, 2 excellent)

Procurement

- Public bids opened on June 7th 8th and 9th , 2022 for three contracts, each for \$8M, to provide Electrical related construction services. The contracts will be for a two year term.
- Jemco Electrical Contractors was the lowest responsible bidder for EL1
 - **Lowest multiplier submitted by Jemco – 1.0500**
 - Previous EL1 low bid multiplier was 0.9950(Jemco)
 - Bids submitted by Jemco, EIA Electric, Mac Fhionnghaile & Sons, Meco Electric, Community Electric, Polaris Electrical Co. and ATJ Electrical Co.
 - Jemco user rating – 92.5% rating – Jemco is the current JOC contractor and the rating is for work provided throughout the system (rated by 6 facilities on 9 projects)
- Mac Fhionnghaile & Sons was the lowest responsible bidder for EL2
 - **Lowest multiplier submitted by Mac Fhionnghaile – 1.0740**
 - Previous EL2 low bid multiplier was 0.9950 (Mac Fhionnghaile & Sons)
 - Bids submitted by Mac Fhionnghaile & Sons, Jemco, EIA Electric Meco Electric and Community Electric
 - Mac Fhionnghaile & Sons user rating – 99% rating - MacFhionnghaile & Sons Electrical Contracting is the current JOC contractor and the rating is for work provided throughout the system (rated by 5 facilities on 9 projects)
- EIA Electric, Inc. was the lowest responsible bidder for EL3
 - **Lowest multiplier submitted 1.0818**
 - Bids submitted by EIA Electric, Jemco, Mac Fhionnghaile & Sons, Meco Electric, and Polaris Electrical Co.
 - EIA is a first time H+H JOC contractor with a MOCs Rating of 1 Excellent, 8 Good and four Satisfactory from various agencies

JEMCO Vendor Evaluations

<div> <div> <div>NYC</div> <div>HEALTH+</div> <div>HOSPITALS</div> </div> <div>Vendor Performance Evaluation</div> <div>JEMCO</div> </div>	
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

Volmar Vendor Evaluations

<div> <div> NYC HEALTH+ HOSPITALS </div> <div> Vendor Performance Evaluation Volmar </div> </div>	
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 Volmar 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

HVAC MWBE Utilization Plans

➤ Volmar: 30% MWBE Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan
T.J. Piping & Heating	MBE	Piping and Heating	4.5%
Eastern Plumbing	WBE	Plumbing	0.33%
Infinity Contracting Services	MBE	HVAC, Refrigeration/Steamfitting	8.42%
ANR Mechanical	MBE	HVAC, Sheet Metal, A/C	16.75%
TOTAL			30%

➤ WDF Inc - 30% MWBE Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan
A Tech Electrical	MBE	Electrical	20%
AMG Demolition	MBE	Site Work	2.5%
International Asbestos Removal	MBE	Asbestos	5.0%
Echo Thermal Contracting	WBE	Insulation	2.5%
TOTAL			30%

➤ AWL – 30% MWBE Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan
EIA Electric	MBE	Electrical	7%
Eastern Plumbing	WBE	Plumbing	5%
Cole Partners	MBE	Construction	4%
Diverse HVAC	MBE	Piping	8%
United Rigging	MBE	Rigging and Storage	2%
LJR Insulation	MBE	Mech Insulation	2%
GM Insulation	MBE	Mech Insulation	2%
TOTAL			30%

➤ **Jemco: 30.25% MWBE subcontractor Utilization Plan**

Subcontractor	Certification	Supplies/Services	Utilization Plan
LB Consulting Inc.	WBE	Services	6%
Grand Supplies	WBE	Supplies	6%
Turtle & Hughes	MBE	Supplies	6%
Park Ave. Supplies	MBE	Supplies	6%
Lauren T. Enterprises	WBE	Supplies	0.25%
Tomex Electronics	MBE	Supplies	6%
TOTAL			30.25%

- EIA Electric ,Inc is a NYC certified MWBE and as such, their MWBE utilization will always be 100%
- Mac Fhionngnaile & Sons is a NYC certified MWBE and will self perform services bringing their MWBE total to 100%

Capital Committee Request

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of EIA Electric Inc. (“**EIA**”), Jemco Electrical Contractors (“**Jemco**”) and Mac Fhionngnaile & Sons (“**McF**”) to provide to provide electrical construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.
- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with each of AWL Industries (“**AWL**”), Volmar Construction Inc. (“**Volmar**”) and WDF Inc. (“**WDF**”) to provide HVAC construction services each for an amount not to exceed \$8,000,000 and each for a term of 2 years.