

**CAPITAL COMMITTEE
MEETING AGENDA**

October 17, 2022

11:00 AM

50 Water Street, 17th floor Boardroom

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – September 12, 2022** **Feniosky Peña-Mora**
- **SR. ASSISTANT VICE PRESIDENT’S REPORT** **Manuel Saez**

ACTION ITEMS

- **Resolution** **Leora Jontef**
Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute five-year revocable license agreements with each of MetroPCS Wireless, Inc. (“**MetroPCS**”) and with T-Mobile Northeast, LLC (“**T-Mobile**”) to operate cellular communications systems on approximately 200 square feet of space on the roof of the “A-C” Building and 200 square feet of space on the roof of the “A” Building, respectively, on the campus of NYC Health + Hospitals/Coler Rehabilitation and Nursing Care Center (the “**Facility**”) at annual occupancy fees for each site of \$74,500 calculated at \$372.50 per square foot to be escalated by 3% per year for a five year total of the two licensees together of \$791,061.
Vendex: NA
EEO: NA
- **Resolution** **Manuel Saez**
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute an agreement with STV, Inc. (“**STV**”) to design the flood mitigation system to be constructed at NYC Health + Hospitals/Coler Rehabilitation and Nursing Facility (“**Coler**”) for a cost not to exceed \$7,930,000, inclusive of a 20% contingency of \$1,320,604 contingency, over a term to be coextensive with the duration of the project, which is estimated to be eight years.
Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

September 12, 2022

Capital Committee VIRTUAL Meeting - September 12, 2022

As reported by: Feniosky Peña-Mora

Committee Members Present: Matthew Siegler representing Dr. Mitchell Katz in a voting capacity, José Pagán, Feniosky Peña-Mora, Robert Nolan

Mr. Peña-Mora called the meeting to order at 10:03 a.m.

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

Next on the agenda - Mr. Indar read the resolutions:

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.

Mr. Indar narrated a presentation providing detailed information on the contract services, utilization of previous contracts, and solicitation of the new contracts; including MWBE plans and vendor evaluations.

Robert Nolan asked if the contracts would be utilized for future projects or existing/planned projects.

Mr. Indar said they will be used for future projects.

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

Mr. Gonzalez read the 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.

Mr. Gonzalez narrated a presentation providing project background information and a detailed plan for use of space, project funding and contingency, a list of Metropolitan capital projects, the RFP criteria, procurement overview, solicitation results, vendor performance, references and background, and MWBE utilization plan.

Mr. Gonzalez was joined by Tamika Campbell, Metropolitan - Director of Capital projects, Office of Facilities Development and Lisa Hendricks, Senior Assistant Vice President, Ambulatory Care Operations.

Mr. Peña-Mora asked where the funding for the contingency was coming from.

Mr. Indar said the presentation would be revised for the Board meeting to include the breakdown of the contingency, which was coming from the two funding sources listed in the existing slides.

After discussion and upon motion duly made and seconded the resolution was conditionally approved for consideration by the Board of Directors, pending the addition of contingency details that were discussed.

Leora Jontef, Assistant Vice President, read the 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.

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. Jontef was joined by Neil Moore, Chief Executive Office, NYC Health + Hospital/Queens, and Helen Arteaga, Chief Executive Officer, NYC Health + Hospitals/Elmhurst.

After discussion - 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.

SENIOR ASSISTANT VICE PRESIDENTS REPORT

Senior Assistant Vice President's Report – October 2022

This month, the Office of Facility Development has updates on several key initiatives.

We are pleased to announce our partnering with the ACE mentorship program, which is a free, award-winning, afterschool program designed to attract high school students into pursuing careers in the Architecture, Construction and Engineering industry, including skilled trades. Beginning in November, we will host high school students at NYC H+H/Metropolitan to introduce them to the career pathways within Architecture, Construction Management, and Engineering available in a healthcare organization. In a first of its kind partnership for the ACE program, Hospital staff will partner with vendors to provide instruction to the students on how to prepare project budgets, compile design specifications and drawings, prepare bid packages, and the elements of managing a construction project. As public health preparedness has become more prominent in recent times, we are very excited to prepare the next generation of Architects, Engineers, and Construction Managers to support our healthcare organization.

After intense preparation from Metropolitan team, we have successfully completed surveys for the Joint Commission at Metropolitan and Harlem. There were no major findings and the surveyors were very complimentary of the leadership, staff, and quality of care provided at the facility. Metropolitan was very responsive and quickly addressed any findings during the survey. We are looking to apply lessons learned to prepare Elmhurst for their upcoming Joint Commission Survey.

We are actively in the process of compiling all new facility needs in preparation for the January plan. Facilities submitted their new needs on September 29th, after which OFD and the Capital Finance team will scrub and validate the data in preparation for a systemwide leadership review meeting and facility specific meetings to finalize the system's new needs list. In line with our ongoing work to ensure efforts across the system are strategically aligned, this process will incorporate a review by operations, clinical and financial system leaders to ensure the projects approved for submission are in line with our system's growth strategy

In our ongoing implementation of the Kahua project management software to better track all aspects of our capital projects from financing, to contracts, to CPs, we recently went live with Phase 1 for capturing new needs. We are on track to complete Phase 2 of the implementation, which currently included all cost applications.

I have two resolutions to present to the committee, one for license agreements and the other to enter into contract with a vendor for design services. At this time, I'm happy to answer any questions from the committee members.

LICENSE AGREEMENT

**METRO PCS, INC.
T-MOBILE NORTHEAST, LLC.**

CELLULAR COMMUNICATIONS SYSTEMS

NYC HEALTH + HOSPITALS / COLER

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "**System**") to execute five-year revocable license agreements with each of MetroPCS Wireless, Inc. ("**MetroPCS**") and with T-Mobile Northeast, LLC ("**T-Mobile**") to operate cellular communications systems on approximately 200 square feet of space on the roof of the "A-C" Building and 200 square feet of space on the roof of the "A" Building, respectively, on the campus of NYC Health + Hospitals/Coler Rehabilitation and Nursing Care Center (the "**Facility**") at annual occupancy fees for each site of \$74,500 calculated at \$372.50 per square foot to be escalated by 3% per year for a five year total of the two licensees together of \$791,061.

WHEREAS, the System's Board of Directors in 2017 authorized the President to enter into license agreements with MetroPCS and T-Mobile (the "**Licensees**") for the operation of their equipment on the Facility's campus; and

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

WHEREAS, the communications equipment does not compromise Facility operations and the System complies with applicable federal statutes governing the emission of radio frequency signals and therefore poses no health risk; and

WHEREAS, T-Mobile acquired MetroPCS and so the two companies are commonly owned but because T-Mobile continues to do business through the MetroPCS corporate structure, the two licenses could not be combined into one; and

WHEREAS, the administration of the two licenses shall be the responsibility of the Chief Executive Officer of the Facility.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "System") be and hereby is authorized to execute five-year revocable license agreements with each of MetroPCS Wireless, Inc. ("**MetroPCS**") and with T-Mobile Northeast, LLC ("**T-Mobile**") to operate cellular communications systems on approximately 200 square feet of space on the roof of the "A-C" Building and 200 square feet of space on the roof of the "A" Building, respectively, on the campus of NYC Health + Hospitals/Coler Rehabilitation and Nursing Care Center (the "**Facility**") at annual occupancy fees for each site of \$74,500 calculated at \$372.50 per square foot to be escalated by 3% per year for a five year total of the two licensees together of \$791,061.

EXECUTIVE SUMMARY

CELLULAR LICENSE AGREEMENTS METROPCS WIRELESS, INC. AND T-MOBILE NORTHEAST, LLC

NYC HEALTH + HOSPITALS/COLER REHABILITATION AND NURSING CARE CENTER

BACKGROUND: The System has licensed space on the roofs of the Facility since at least 2006 and in 2017, the System's Board of Directors authorized license agreements with the Licensees for use and occupancy of space on the roofs of the "A" and "A-C" Buildings. Several years ago, T-Mobile acquired MetroPCS but continues to transact business in the MetroPCS corporate structure thereby making it impossible to consolidate these two licenses into a single transaction. However, the System has stretched the term of the A-C Building license beyond its expiration so as to match the commencement and expiration of the two licenses so they can be handled at the same time.

Both Licensees' systems comply with applicable Federal statutes governing the emission of radio frequency signals, and therefore pose no health risk to staff or patients.

TERMS: The two licenses will each call for the payment of occupancy fees at \$372.50 per square foot. Each will occupy approximately 200 square feet with T-Mobile being on the roof of the "A Building" and MetroPCS using space on the roof of the "A-C Building" at initial annual occupancy fees of \$74,500 for each and a combined initial annual occupancy fee of \$149,000. Both fees will be escalated by 3% per year for a five-year total of \$791,061 from the two Licensees together.

**Request to Enter into License
Agreement with T-Mobile Northeast LLC
and Metro PCS Wireless
NYC Health + Hospitals/Coler**

**Capital Committee
October 17, 2022**

Leora Jontef, AVP, Housing and Real Estate



Request for Consideration

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute five-year revocable license agreements with each of MetroPCS Wireless, Inc. (“MetroPCS”) and with T-Mobile Northeast LLC (“T-Mobile”) to operate cellular communications systems on approximately 200 square feet of space on the roof of the “A” Building and 200 square feet of space on the roof of the “A-C” Building, respectively, on the campus of the NYC Health + Hospitals/Coler Rehabilitation and Nursing Care Center (the “Facility”) at annual occupancy fees for each site of \$74,500 calculated at \$372.50 per square foot to be escalated by 3% per year for a five year total for both sites of \$791,061.



Background

- Coler has had communication equipment on campus since 2009, located on the roofs of the “A” and “A-C” buildings.
- The equipment is part of cellular communications network with each antenna serving a different radius.
- The equipment does not compromise facility operations and complies with applicable federal statutes governing the emission of radio frequency signals and therefore poses no health risk.



Background

- In 2017 the Board of Directors authorized two five year license agreements with T-Mobile and Metro PCS for use and occupancy of 200 square feet of space on each roof of the “A” Building and the “A-C” Building.
- The existing license agreements expire September 30, 2022 and December 31, 2022.
- The agreements will continue with T-Mobile Northeast LLC and MetroPCS Wireless, Inc., existing business units of T-Mobile.



Agreement Terms

- T-Mobile and Metro PCS will continue to occupy approximately 200 square feet on the roof of “A” Building and 200 square feet on the roof of “A-C” Building.
- T-Mobile and Metro PC will pay an occupancy fee of \$74,500 per year, or \$372.50 per square foot for both sites. The occupancy fee will be escalated by 3% per year for a combined five year total of \$791,061.
- New agreements will commence December 1, 2022. The expired agreement continues month to month.
- The unique site specific factors (e.g. area topography, area signal coverage) that affect the price for rooftop space used for communication equipment differ from typical commercial space leases thereby rendering traditional fair market analysis less significant.



Occupancy Fee

	T-Mobile "A-C"		Metro PCS "A"	
Years	Existing	New Term	Existing	New Term
1	\$61,814.00	\$74,500.00	\$63,612.00	\$74,500.00
2	\$64,286.56	\$76,735.00	\$65,520.36	\$76,735.00
3	\$66,858.02	\$79,037.05	\$67,485.97	\$79,037.05
4	\$69,532.34	\$81,408.16	\$69,510.55	\$81,408.16
5	\$72,313.64	\$83,850.41	\$71,595.87	\$83,850.41
Total	\$334,804.56	\$395,530.62	\$337,724.75	\$395,530.62

3% ANNUAL ESCALATION



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute five-year revocable license agreements with each of MetroPCS Wireless, Inc. (“MetroPCS”) and with T-Mobile Northeast LLC (“T-Mobile”) to operate cellular communications systems on approximately 200 square feet of space on the roof of the “A” Building and 200 square feet of space on the roof of the “A-C” Building, respectively, on the campus of the NYC Health + Hospitals/Coler Rehabilitation and Nursing Care Center (the “Facility”) at annual occupancy fees for each site of \$74,500 calculated at \$372.50 per square foot to be escalated by 3% per year for a five year total for both sites of \$791,061.



CONTRACT APPROVAL

STV, INC.

FLOOD MITIGATION PROJECT

NYC HEALTH + HOSPITALS / COLER

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute an agreement with STV, Inc. (“**STV**”) to design the flood mitigation system to be constructed at NYC Health + Hospitals/Coler Rehabilitation and Nursing Facility (“**Coler**”) for a cost not to exceed \$7,930,000, inclusive of a 20% contingency of \$1,320,604 contingency, over a term to be coextensive with the duration of the project, which is estimated to be eight years.

WHEREAS, Coler suffered considerable damage from Hurricane Sandy in the fall of 2012; and

WHEREAS, the System, with the City, was awarded a grant by the Federal Emergency Management Agency (“**FEMA**”) in the amount of approximately \$1.8B to repair damage caused by Sandy and to perform work to mitigate the risk of future similar storms with a focus on four system facilities of which Coler was one together with NYC Health + Hospitals/Bellevue, NYC Health + Hospitals/Coney Island, and NYC Health + Hospitals/Metropolitan; and

WHEREAS, the System has completed necessary repairs to Coler and now wishes to perform the work which is necessary and required by FEMA to protect Coler from future storms; and

WHEREAS, the storm mitigation work planned for Coler involves the construction of a berm around parts of the northern tip of Roosevelt Island, construction of flood walls and improvements of drainage for which \$98M of the FEMA funding has been allocated; and

WHEREAS, the System conducted an RFP to identify a designer for the flood mitigation project at Coler which involved a site tour attended by 14 vendors and a pre-proposal conference attended by 26 vendors, proposals received from four vendors, the Evaluation Committee’s selection of STV as the proposer offering the System the best proposal, and the Contract Review Committee’s endorsement of such choice; and

WHEREAS, STV has committed to a 34% 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 execute an agreement with STV, Inc. (“**STV**”) to design the flood mitigation system to be constructed at NYC Health + Hospitals/Coler Rehabilitation and Nursing Facility (“**Coler**”) for a cost not to exceed \$7,930,000, inclusive of a 20% contingency of \$1,320,604 contingency, over a term to be coextensive with the duration of the project, which is estimated to be eight years..

**EXECUTIVE SUMMARY
CONTACT WITH STV, INC.
FOR DESIGN OF FLOOD PROTECTION SYSTEM
AT NYC HEALTH + HOSPITALS/COLER REHABILITATION AND NURSING FACILITY**

- OVERVIEW:** Coler suffered considerable damage from Hurricane Sandy in the fall of 2012. The System, with the City, was awarded a grant by the Federal Emergency Management Agency (“**FEMA**”) in the amount of approximately \$1.8B to repair damage caused by Sandy and to perform work to mitigate the risk of future similar storms with a focus on four system facilities of which Coler was one together with NYC Health + Hospitals/Bellevue, NYC Health + Hospitals/Coney Island, and NYC Health + Hospitals/Metropolitan. The System has completed necessary repairs to Coler and now wishes to perform the work which is necessary and required by FEMA to protect Coler from future storms. The storm mitigation work planned for Coler involves the construction of a berm around parts of the northern tip of Roosevelt Island, construction of flood walls and improvements of drainage for which \$98M of the FEMA funding has been allocated.
- PROCUREMENT** The System conducted an RFP to identify a designer for the flood mitigation project at Coler. 14 vendors attended a site tour. 26 vendors attended a pre-proposal conference. Ultimately four firms submitted proposals. The Evaluation Committee’s selected STV as the proposer offering the System the best proposal. The Contract Review Committee endorsed such choice.
- TERMS:** The proposed contract will be for duration of the flood mitigation project which is estimated to be 8 years for an amount not to exceed \$7,930,000. This amount includes a 20% contingency of \$1,320,604 contingency.
- FINANCING:** The work will be paid for out of the FEMA grant.
- MWBE:** STV has committed to a 34% 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: 2022.10.14
10:38:03 -04'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: STV, Inc.

Date: October 14, 2022

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

Vendor Responsibility
Approved

EEO
Approved

MWBE
32% - 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.

**Request to Enter into Contract with STV Inc.
NYC Health + Hospitals/Coler
FEMA Flood Exterior Mitigation Project**

**Capital Committee
October 17, 2022**

Manuel Saez, SAVP, OFD

Oscar Gonzalez, SAVP, Capital Development Group

Anniqua Brown, Sr. Director, Capital Development Group



Request for Consideration

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute an agreement with STV, Inc. (“**STV**”) to design the flood mitigation system to be constructed at NYC Health + Hospitals/Coler Rehabilitation and Nursing Facility (“**Coler**”) for a cost not to exceed \$7,930,000, inclusive of a 20% contingency of \$1,320,604 contingency, over a term to be coextensive with the duration of the project, which is estimated to be eight years.



Program Background & Overview

- Coler Rehabilitation and Nursing Care Facility (Coler), located on the northern end of Roosevelt Island is sited in an “AE” zone of the 100-year floodplain and was left without electricity, heat or hot water following Hurricane Sandy in October 2012.
- Repairs, enhancements and mitigation solutions were needed to significantly improve the safety and resiliency of the facility.
- The largest FEMA initiated project at Coler is The Exterior Mitigation Project, which is an exterior flood protection system, designed to protect the facility to the 500-year flood level.
- \$98M was allocated for this project from the \$1.8B FEMA Sandy grant



Overview of Procurement

- 7/7/22: RFP published on City Record
- 7/19/22: Onsite walkthrough at Coler, 14 vendors attended (0 MWBE)
- 7/28/22: Pre-Proposal conference held, 26 vendors attended (2 MWBE)
- 8/22/22: Proposal deadline, four proposals received
- 9/1/22 – 9/8/22: Vendor presentations on flood mitigation services
- 9/9/22: Evaluation committee debriefed on vendor presentations and proposals
- 9/14/22: Evaluation Committee submitted final scoring. STV, Inc. was the highest rated proposer



RFP Criteria

➤ **Minimum criteria:**

- 5 years of prior experience in designing flood mitigation projects and construction administration services in a healthcare setting
- Licensed professional must hold NY state licenses in their discipline
- MWBE plan, waiver, or certification (30% goal)

➤ **Substantive Criteria**

- 25% Appropriateness & Quality of Firms Experience
- 25 % Qualifications of Proposers Consultants & Staffing
- 20% Proposed Approach & Methodology
- 15% MWBE Utilization
- 15% Cost

➤ **Evaluation Committee:**

- Associate Executive Director, Coler
- Project Manager, OFD
- Director of Fiscal Affairs
- Senior Director, OFD
- Director of Capital Design, OFD



Project Information

- Contract with STV, Inc. for Design Services for the Coler Exterior Mitigation
- Funding for this project will be out of the FEMA grant
- Budget Breakdown

SCOPE	COST
Design	\$6,609,396
Contingency (20%)	\$1,320,604
TOTAL	\$7,930,000

- Schedule – design expected to begin Fall 2022



- Contract to expire upon full completion of project
- There will be minimal impact to facility operations during the entirety of the project



Vendor Performance

- STV has designed more than 65 post-Sandy recovery and resiliency projects, and received FEMA's second largest FEMA award for Public Assistance Alternative Procedures for Sandy-related repairs
- STV does not have any direct contracts with H+H, but they have worked as subs on H+H projects
- While STV does not have previous contracts with H+H, they do have extensive experience with other City Agencies

- STV has 106 previous evaluations from MOCS:
 - 12 Excellent
 - 65 Good
 - 27 Satisfactory
 - 2 Poor*

- Of the 2 poor evaluations, 1 was from DCAS in 2003, and the other was from NYCDEP in 2020
 - Since 2020, they have had 16 evaluations:
 - 12 Good
 - 2 Satisfactory
 - 2 excellent



MWBE Utilization Plan (UP)

Assigned MWBE Goal: 32%

M/WBE Status	# Invited	# Responded	# Meeting Goal	# Requesting Waiver
MWBE	2	0	N/A	N/A
Non-MWBE	5	4	3*	0

➤ One firm received partial credit for its MWBE plan

STV Inc. Utilization Plan:

Subcontractor Name	Certifying Agency	M/WBE Utilization	Contract \$	Subcontractor's Scope of Work
Indigo River Consulting LLC	NYC/NYS	10%	\$660,940	Coastal Modeling, Berm Design & Armoring, Permitting, FEMA
Laland Baptiste, LLC	NYC/NYS	3%	\$198,282	Cost Estimating & Scheduling
Naik Consulting Group, P.C.	NYS	7%	\$462,658	Civil/Utilities/Stormwater, Parking Design, and Vehicular Logistics/MPT
SiteWorks Landscape Architecture LLC	NYC/NYS	6%	\$396,563	Landscape Architecture/Site Design
Jersey Boring & Drilling Co., Inc.	NYC	8%	\$528,751	Drilling
Total		34%	\$2,247,194	



Resolution

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute an agreement with STV, Inc. (“**STV**”) to design the flood mitigation system to be constructed at NYC Health + Hospitals/Coler Rehabilitation and Nursing Facility (“**Coler**”) for a cost not to exceed \$7,930,000, inclusive of a 20% contingency of \$1,320,604 contingency, over a term to be coextensive with the duration of the project, which is estimated to be eight years.

