

**CAPITAL COMMITTEE  
MEETING AGENDA**

**February 6, 2023  
10:00 AM  
50 Water Street, 17<sup>th</sup> floor Boardroom**

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**CALL TO ORDER**

**Feniosky Peña-Mora**

- **ADOPTION OF MINUTES – December 5, 2022** **Feniosky Peña-Mora**
- **SR. ASSISTANT VICE PRESIDENT’S REPORT** **Manuel Saez, PhD**

**ACTION ITEMS**

- **Resolution** **Manuel Saez / Oscar Gonzalez**  
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/Metropolitan Hospital Center (“**Metropolitan**”) for a term up to 30 months for the proposed construction project for an amount, including a 10% project contingency of \$745,300, not to exceed \$8,198,300.

**Vendex:** Approved  
**EEO:** Approved

- **Resolution** **Manuel Saez / Oscar Gonzalez / Al Channer**  
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by requirements contracts with Array Architects, P.C., Perkins Eastman Architects, DPC, Gensler Architecture, Design & Planning, P.C., NBBJ Architecture PLLC, BDP Architecture, P.C., Moody Nolan, Inc., Perkins & Will Architects, P.C. (the “**Architects**”) to provide master planning and facility assessment services across the System over a term of six years with the System holding two 1-year renewal options for an amount not to exceed \$16,000,000.

**Vendex:** Approved or pending for all vendors.  
**EEO:** Pending for all vendors.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**SENIOR ASSISTANT VICE PRESIDENT'S  
REPORT**

Sr. Assistant Vice President's Report  
Capital Committee – February 6, 2023

This month, the Office of Facility Development has updates on several initiatives. We continue to diligently prepare for a long-awaited Tri-Annual Joint Commission survey at Elmhurst Hospital. We continue to send supporting trades from other facilities in preparation of the survey. This year we expect Joint Commission Survey at Elmhurst, Bellevue, Woodhull, Queens and Carter.

We have begun procuring urgent repair services of our Woodhull boilers. The boilers were manufactured in 1972 and have exceeded their anticipated life expectancy. Woodhull Hospital's facilities team has performed the required preventative maintenance on the boilers, however, in the boiler plant was hit with serious tube failures. As a result, this expeditious repair will allow for all three boilers to properly retubed and refractured in order to the extend the life of heating systems.

Over the Martin Luther King holiday weekend, at Metropolitan Hospital we experienced water valves connected out main house tank experienced a loss of integrity and began to severely leak water and as a result our in-house team conducted emergency overnight replacement of the failed valves preventing a more serious situation from occurring.

We have two items today: Request to Award Systemwide Master Planning and Facility Assessment Services, and Request to Award Contract to Jemco For Emergency Electrical System Upgrade Type I (EES) at Metropolitan Hospital.

# **CAPITAL COMMITTEE MINUTES**

**December 5, 2022**

**Capital Committee Meeting - December 5, 2022**

**As reported by:** Feniosky Peña-Mora

**Committee Members Present:** Dr. Michelle Allen representing Dr. Mitchell Katz in a voting capacity, José Pagán, Feniosky Peña-Mora - recused at 10:27 a.m., Freda Wang - joined at 10:13 a.m.

Mr. Peña-Mora called the meeting to order at 10:03 a.m. and noted for the record that Dr. Machelles Allen is representing Dr. Mitchell Katz in a voting capacity.

**Upon motion made and duly seconded the minutes of the Capital Committee meeting held on October 17, 2022, were unanimously approved.**

Manual Saez, Senior Assistant Vice President, provided the Senior Assistant Vice President's Report.

Mr. Saez advised that the Office of Facilities Development (OFD) had updates on several key initiatives.

Mr. Saez informed that there had been a series of successful meetings with operational, clinical, and financial leadership throughout the system to finalize new needs for the January plan. The team was utilizing the new project management software, Kahua to capture those new needs and were preparing for submission to OMB.

Mr. Saez reported that preparations were underway to award the Master Planning RFP to a pool of vendors. Those vendors would work with facilities to identify best uses of space. The hope is to leverage those vendors especially at campuses with significant real estate footprints, such as Kings and Jacobi.

At the former Neponsit hospital, demolition work had started in earnest and was on track to be completed in Summer 2023. The Harlem Boiler RFP was released with plans to award in early 2023. The team was also preparing to release an RFP for water management, seeking a vendor to monitor and test our water systems for legionella.

OFD was working to increase surgical robotic capability system wide in Operating Rooms. Our OFD team and been working closely with Dr. Allen and her team of physicians to complete the facility work that is required for appropriate installation.

Finally, last week OFD had their first meeting for the ACE mentorship program where we hosted 7 high school students at Metropolitan Hospital and began teaching them about Architecture, Construction Management, and Engineering careers available in a healthcare setting. They would be hosting the students every other week until May 2023.

In conclusion, with regards to the days' agenda, there are three resolutions to present to the committee: two for licenses agreements presented by Leora Jontef, Assistant Vice President, Housing and Real Estate, and one to increase funding for the Outposted Therapeutic Housing Units Design Services, to be co-presented with Correctional Health Services.

Mr. Peña-Mora asked if the Master Planning efforts would cover Gotham sites in addition to acute centers. Mr. Saez responded, it would include Gotham sites and Post-Acute Care facilities as well.

Questions:

1. Mr. Peña-Mora asked what the term of the contract would be?
2. Mr. Peña-Mora asked if there was funding in place to cover that term?
3. Mr. Peña-Mora asked if work would be issued by task order.

In response to questions, Mahendranath Indar, Assistant Vice President, responded, they had requested that the contract not have an end date and that it would close out as cycles were completed but the official term was anticipated to be approximately 8 years.

Mr. Indar indicated that funding would be determined year by year with the facilities and finance, and that work would be awarded using a pool of requirements contracts and priorities would be identified along with facility leadership and finance. Currently Jacobi and Kings County were at the top of the list. There were plans to develop a Governance body that would help to identify priorities.

Mr. Peña-Mora recommended that a study can also provide a cross over opportunity between facilities because there can be common needs.

Oscar Gonzalez, Senior Assistant Vice President, Office of Facilities Development, said that is something that would be looked into.

Mr. Peña-Mora explained that a System overview of the individual facility plans would likely be beneficial.

Dr. Allen recommended that clinical needs also be part of the discussion and planning.

Mr. Indar indicated that was part of the plan in developing the governance committee, to include clinical and care leadership.

**Follow-up - Mr. Pagán said it would be useful to hear more about the details behind the planning and how needs and wants are prioritized. Mr. Peña-Mora agreed.**

Mr. Peña-Mora said he recalled there was discussion of the need to expand pharmacy services throughout the System and did not recall where that had landed but there could be a need to expand some places but not necessarily everywhere. Mr. Gonzalez said that effort was

ongoing and was only at certain sites, dependent on available space, but would not be at all sites throughout the System.

Next on the agenda - Ms. Jontef read the resolution:

**Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a five year revocable license agreement with the New York City Police Department (the "Licensee") for its continued use and occupancy of seventy-five square feet of space on the roof of the Main Building at Elmhurst Hospital Center ("Elmhurst") and fifty square feet of space on the roof of the "N" Building at Queens Hospital Center ("Queens") to operate radio communications equipment with the occupancy fee waived.**

Ms. Jontef narrated a presentation providing detailed information on the negotiation, fee terms, expiration and agreement terms.

Hearing no questions - Upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

Ms. Jontef read the resolution:

**Authorizing New York City Health and Hospitals Corporation (the "System") to execute a five-year revocable license agreement with Sprint Spectrum Realty Company LLC (the "Licensee") to operate a cellular communications system in approximately 300 square feet of space on the roof of NYC Health + Hospitals/Lincoln (the "Facility") at an annual occupancy fee of approximately \$362 per square foot or \$108,604 per year to be escalated by 3% per year for a five-year total of \$576,595.**

Ms. Jontef narrated a presentation providing detailed information on the negotiation, fee terms, expiration and agreement terms.

In response to questions on how the annual fees between the historical and new agreements compare, Ms. Jontef advised that the broker used by H+H had said that they both fit into market rate averages but the rate is just a little bit higher on this one.

The Committee also requested that staff be mindful of market value in the future as technology demands increase.

Dr. Allen asked if there was a need to notify the community. Ms. Jontef said she didn't believe so, this equipment had been in place for 10 years, but she would run it through Intergovernmental Affairs to be sure.

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

**10:26 Member Recusal:** Mr. Peña-Mora recused himself from the balance of the meeting and left the room. Mr. José Pagán lead the remainder of the meeting.

Mr. Saez read the resolution:

**Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$6,409,289 for its previously executed agreement with Array Architects, Inc. ("Array") for architectural/engineering services for the renovation of space at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/ Woodhull Hospital ("Woodhull") over a five-year term in connection with the System's Correctional Health Unit ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU") which follows a previous funding increase of \$1,814,880 authorized in November 2021 such that the funding is increased from \$10,477,880 to \$16,887,169 including a 10% contingency of \$1,535,197.**

Mr. Gonzalez, joined by Denisha Simpson-Franklin and Ashley Smith, Senior Directors, Correctional Health Services, narrated a presentation providing background, current state of the project, scope of changes, schedule and MWBE utilization.

Ms. Wang asked if this increase was connected to a prior increase made to the GMP. Mr. Gonzalez responded no, that was an increase to the builder.

Ms. Wang asked if the builder continued to build while the SOC was making changes. Mr. Gonzalez responded no, the builder had not begun physical work.

Ms. Wang asked if this increase was for work already performed. Mr. Gonzalez responded it was a combination of ongoing design and future changes.

Patricia Yang, Senior Vice President, said that the System did anticipate that SOC review would result in some changes and there were some items still being discussed but it was not a result of lack of communication but of a change in management and the various oversight and participating agencies. Of note we are still on schedule with this project.

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 10:44 a.m.



**CONTRACT APPROVAL**

**JEMCO ELECTRICAL CONTRACTORS, INC.**

**EMERGENCY ELECTRICAL SYSTEM (EES)  
UPGRADE TYPE 1**

**NYC HEALTH + HOSPITALS / METROPOLITAN**

## 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/Metropolitan Hospital Center (“**Metropolitan**”) for a term up to 30 months for the proposed construction project for an amount, including a 10% project contingency of \$745,300, not to exceed \$8,198,300.

**WHEREAS**, the Centers for Medicare and Medicaid Services cited the emergency electrical system (the “**EES**”) at Metropolitan for failing to meet current National Fire Protection Association codes and the New York State Department of Health also noted the deficiency and gave Metropolitan a limited period within which to upgrade the EES; and

**WHEREAS**, the System conducted a competitive Request for Proposals procurement to find a contractor to perform this work; and

**WHEREAS**, proposals were solicited by an RFP, 8 prospective electrical contractors attended a site tour of Metropolitan in late September 2022, three firms submitted formal proposals by the October 1, 2022 deadline and the evaluation committee determined that the Contractor’s proposal represented the best value for the System which determination was endorsed by the Contract Review Committee; and

**WHEREAS**, although the System awarded a standby Job Order Contract (a “**JOCS**” contract) to the Contractor in September, 2022 with the Board’s approval, the System determined that, because of the scale of the Metropolitan EES upgrade, more competitive pricing would result from a project-based procurement that would also avoid exhausting all the authorized funding of the JOCS contract with a single job; and

**WHEREAS**, the Contractor has been evaluated as “Good” based on past work performed for the System and

**WHEREAS**, the Contractor has committed to a 31% 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 a contract with Jemco Electrical Contractors, Inc. (the “**Contractor**”) to complete an upgrade of Emergency Electrical Service Type I at NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) for a term to equal the duration of the proposed construction project for an amount, including a 10% project contingency of \$745,300, not to exceed \$8,198,300.

**EXECUTIVE SUMMARY  
UPGRADE OF EMERGENCY ELECTRICAL SYSTEM  
AT NYC HEALTH + HOSPITALS/METROPOLITAN HOSPITAL  
JEMCO ELECTRICAL CONTRACTORS**

- OVERVIEW:** The Centers for Medicare and Medicaid Services cited the emergency electrical system (the “EES”) at Metropolitan for failing to meet current National Fire Protection Association codes and the New York State Department of Health also noted the deficiency and gave Metropolitan a limited period within which to upgrade the EES.
- PROCUREMENT** Although the System awarded a standby Job Order Contract (a “JOCS” contract) to the Contractor in September, 2022 with the Board’s approval, the System determined that, because of the scale of the Metropolitan EES upgrade, more competitive pricing would result from a project-based procurement that would also avoid exhausting all the authorized funding of the JOCS contract with a single job. Accordingly, the System conducted a competitive Request for Proposals procurement to find a contractor to perform the Metropolitan EES upgrade. Proposals were solicited by an RFP, 8 prospective electrical contractors attended a site tour of Metropolitan in late September 2022, three firms submitted formal proposals by the October 1, 2022 deadline and the evaluation committee determined that the Contractor’s proposal represented the best value for the System which determination was endorsed by the Contract Review Committee.
- PROJECT:** EES is the system that provides separation of emergency power into three distribution branches: 1) Critical (Red outlets for monitors, medical equipment in patient care areas, etc.); 2) Life Safety (exit lights, emergency lighting & fire alarm); and 3) Equipment (medical air pumps, vacuum pumps, HVAC, boilers, etc.
- TERMS:** The proposed contract will be up to 30 months for the project and will not cost more than \$8,198,300 which includes a 10% project contingency of \$745,300.
- FINANCING:** The proposed work will be financed with City Capital.
- MWBE:** The contractor has committed to a 31% MWBE subcontracting plan.



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

From: Keith Tallbe                      Rivera-  
Senior Counsel                      Bazan, Digitally signed by  
Date: 2023.01.26  
13:15:09 -0500  
Office of Legal Affairs

Re: Vendor responsibility, EEO and MWBE status

Vendor: Jemco Electrical Contractors, Inc.

Date: January 26, 2023

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

<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Approved	Approved	32.8% - 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 Award Contract to Jemco  
For Emergency Electrical System  
Upgrade Type I (EES)  
at Metropolitan Hospital**

**Capital Committee  
February 6, 2023**

**Manuel Saez – Senior Assistant Vice President, OFD  
Oscar Gonzalez – Senior Assistant Vice President, OFD  
Tamika Campbell – Director of Capital Design, OFD/Metropolitan**

## Request for Consideration

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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/Metropolitan Hospital Center (“**Metropolitan**”) for a term up to 30 months for the proposed construction project for an amount, including a 10% project contingency of \$745,300, not to exceed \$8,198,300.

# Program Background

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- The EES Type I is the Emergency Electrical System that provides separation of emergency power into three distribution branches:
  - 1) Critical (Red outlets for monitors, medical equipment in patient care areas, etc.)
  - 2) Life Safety (exit lights, emergency lighting & fire alarm)
  - 3) Equipment (medical air pumps, vacuum pumps, HVAC, boilers, etc.)
- The current state of Metropolitan existing system does not meet current National Fire Protection Association (NFPA) codes and must be upgraded as required by the NYS DOH and CMS in order to comply with the NFPA requirements for critical branch separation.
- NYC Health + Hospitals / Metropolitan was cited by Center Medicare and Medicaid Services (CMS) and granted a Time Waiver by NYS DOH for the duration of construction.
- The EES Type I project will take approximately 30 months to bring the system up to code by running three new branches to support emergency power throughout the facility

# Overview of Procurement

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- 9/19/22 & 9/20/22: Site tour for bidders; 8 contractors attended
- 10/12/22: Proposal deadline, 3 proposals received
- 10/28/22: Pre-qualification meeting with lowest responsible bidder – JEMCO



# Construction Contract

- Sourced via public bid
- Jemco Electrical Contractors, Inc. was the lowest of three (3) bidders
- MWBE 31% subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %	Utilization \$s
DEUTSCHER & DAUGHTER	WBE	Service	2	\$149,060
PARK AVE BUILDING & ROOF	MBE	Supplies	5	\$372,650
TEDCO GROUP	MBE	Service	2	\$149,060
TURTLE & HUGHES	WBE	Supplies	20	\$1,490,600
LB Consulting Inc.	WBE	Service	2	\$149,060
<b>Total</b>			<b>31%</b>	<b>\$2,310,430</b>

- Contract amount is **\$7,453,000**
- Jemco is currently one of our JOCs Electrical Contractor (2020-2022) and also a previous JOCs Electrical Contractor (2018-2020). Evaluations for both contracts were rated 84% and 93% respectively. Additionally, the ratings listed in MOCs included 2 Excellent and 4 Good.
- Expected to begin Spring 2023 completion in expected in Fall 2025

# Performance Evaluation

Vendor Performance Evaluation	
Jemco	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	Yes
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the 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	Good

71% - 80% ----- Satisfactory  
81% - 90% ----- Good  
91% - 100% ----- Excellent



# Project Budget

<b>Metropolitan EES</b>	
<b>Construction</b>	<b>\$7,453,000</b>
<b>Project Contingency (10%)</b>	<b>\$745,300</b>
<b>Total</b>	<b>\$8,198,300*</b>

\*Full funding for this project has been allocated and CP is pending with OMB for approval



## Capital Committee Request

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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/Metropolitan Hospital Center (“**Metropolitan**”) for a term up to 30 months for the proposed construction project for an amount, including a 10% project contingency of \$745,300, not to exceed \$8,198,300.

**CONTRACT APPROVAL**

**MASTER PLANNING SERVICES**

**ARRAY ARCHITECTS, PC**

**BDP ARCHITECTURE, PC**

**GENSLER ARCHITECTURE, DESIGN & PLANNING, PC**

**MOODY NOLAN, INC.**

**NBBJ ARCHITECTURE, PLLC**

**PERKINS & WILL ARCHITECTS, PC**

**PERKINS EASTMAN ARCHITECTS, DPC**

**NYC HEALTH + HOSPITALS / SYSTEM-WIDE**

## RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by requirements contracts with Array Architects, P.C. Perkins Eastman Architects, DPC, Gensler Architecture, Design & Planning, P.C., NBBJ Architecture PLLC, BDP Architecture, P.C., Moody Nolan, Inc., Perkins & Will Architects, P.C. (the “**Architects**”) to provide master planning and facility assessment services across the System over a term of six years with the System holding two 1-year renewal options for an amount not to exceed \$16,000,000.

**WHEREAS**, currently the System lacks a systematic and consistent measure of the condition of its facilities across its various campuses that makes it difficult to effectively prioritize available capital funding and to avoid an entirely reactive response to deteriorating building conditions; and

**WHEREAS**, the System will benefit from a System-wide assessment of the condition of its facilities to prioritize needed improvements based on which elements are passed their useful lives or are approaching such state, which are energy inefficient and where the System’s ability to grow or reconfigure its services is limited by its physical plant; and

**WHEREAS**, to procure the professional services to conduct such an assessment, the System issued a Request for Proposals on August 2, 2022, a pre-proposal conference was conducted on August 18, 2022 with thirty companies in attendance, nine firms submitted proposals, the evaluation committee gave six firms the highest rating and the Contract Review Committee endorsed the recommendation to award contracts to the six Architects; and

**WHEREAS**, five of the seven Architects have done previous work for the System,

**WHEREAS**, the Architects have all committed to MWBE subcontracting plans of 30% or more; 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 requirements contracts with Array Architects, P.C. Perkins Eastman Architects, DPC, Gensler Architecture, Design & Planning, P.C., NBBJ Architecture PLLC, BDP Architecture, P.C., Moody Nolan, Inc., Perkins & Will Architects, P.C. (the “**Architects**”) to provide master planning and facility assessment services across the System over a term of six years with the System holding two 1-year renewal options for an amount not to exceed \$16,000,000.

**EXECUTIVE SUMMARY**  
**MASTER PLANNING AND FACILITY CONDITIONS SURVEY**  
**SYSTEM-WIDE STAND-BY REQUIREMENTS CONTRACTS ARRAY ARCHITECTS, P.C.**  
**PERKINS EASTMAN ARCHITECTS, DPC, GENSLER ARCHITECTURE, DESIGN & PLANNING, P.C.,**  
**NBBJ ARCHITECTURE PLLC, BDP ARCHITECTURE, P.C., MOODY NOLAN, INC., PERKINS & WILL**  
**ARCHITECTS, P.C.**

- OVERVIEW:** The System lacks a systematic and consistent assessment of the condition of its facilities across its various campuses that makes it difficult to effectively prioritize available capital funding and to avoid an entirely reactive response to deteriorating building conditions. The System will benefit from a System-wide assessment of the condition of its facilities to prioritize needed improvements based on which elements are passed their useful lives or are approaching such state, which are energy inefficient and where the System's ability to grow or reconfigure its services is limited by its physical plant.
- PROCUREMENT** The System issued a Request for Proposals on August 2, 2022. A pre-proposal conference was conducted on August 18, 2022. Thirty companies attended. Nine firms submitted proposals. The evaluation committee gave six firms the highest rating and the Contract Review Committee endorsed the recommendation to award contracts to the six Architects.
- TERMS:** The proposed contract will be for six years with the System holding two 1-year renewal options for an amount not to exceed \$16,000,000.
- FINANCING:** The proposed work will be financed with City Capital.
- MWBE:** Each architect has committed to a MWBE plan of 30% or more.

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

From: Keith Tallbe     Keith  
Senior Counsel   Tallbe     Digitally signed  
Office of Legal Affairs     by Keith Tallbe  
Date: 2023.02.01  
15:37:16 -05'00'

Re: Vendor responsibility, EEO and MWBE status

Vendor: System Wide master Planning

Date: February 1, 2023

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

<u>Vendor</u>	<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Array Architects, P.C.	Approved	Pending	30%
Perkins Eastman Architects, DPC	Approved	Pending	30%
Gensler Architecture, Design & Planning, P.C.	Approved	Pending	30%
NBBJ Architecture PLLC	Approved	Pending	30%
BDP Architecture, P.C.	Approved	Pending	30%
Moody Nolan, Inc.	Pending	Pending	100%
Perkins & Will Architects, P.C.	Pending	Pending	36%

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 Award Master Planning and Facility Assessment Services – Systemwide**

**Capital Committee  
February 6, 2023**

**Manuel Saez, PhD. Sr. AVP, OFD  
Oscar Gonzalez, Sr. AVP, OFD  
Al Channer, Sr. Director, OFD**

# Capital Committee Request

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Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by requirements contracts with Array Architects, P.C. Perkins Eastman Architects, DPC, Gensler Architecture, Design & Planning, P.C., NBBJ Architecture PLLC, BDP Architecture, P.C., Moody Nolan, Inc., Perkins & Will Architects, P.C. (the “**Architects**”) to provide master planning and facility assessment services across the System over a term of six years with the System holding two 1-year renewal options for an amount not to exceed \$16,000,000.

# Background

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- A comprehensive master plan is needed because:
  - Buildings and major infrastructure across all campuses are at various ages and conditions are not documented in a consistent manner.
  - Aging buildings and systems do not conform to current standards for delivering state of the art care.
  - Growth of services can be limited by the physical environment.
  - Major infrastructure components are nearing the end of their useful life.
  - Energy efficiency of current buildings are not in line with system goals.
  
- The Facility Master Planning will be done sequential rather than concurrent. This will assure the facility leaders, OFD team and the selected vendors will have adequate time to meet the expected outcomes of this work.
  
- This work will be awarded to a pool of seven (7) design firms to complete over several years.
  
- The work will be assigned via mini-RFP to the vendors in the pool

## Master Planning and Assessment Benefits

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- Develop a comprehensive physical plan to better align clinical services with the business goals.
- Better utilize existing and future capital investments.
- Realize efficiencies with thoughtful planning of clinical services.
- Promote growth and patient safety.
- Proactive long term planning for all campuses.
- More uniform long term spending in Capital Plan.

## Master Planning Kickoff Process

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- A mini-RFP within the pool of seven vendors will be conducted to determine vendor award for each engagement
- We are assembling system Governance Team made up of clinical and operational leaders
  - First meeting with vendors and facility leadership for each engagement
  - Community Health Needs Assessment
  - Health + Hospitals strategic pillars
- Kick off meeting at facility to begin master planning engagement
- Check-in with system governance team during process to provide update and ensure alignment
- Final report out to facility leadership and system governance team

# RFP Criteria

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➤ **Minimum criteria:**

- 7 years in business
- Licensed Design Professionals
- Minimum 5 years of healthcare design services
- MWBE Plan, waiver, or certification

➤ **Substantive Criteria**

- 30% Approach and Methodology
- 25% Appropriateness & Quality of Firms Experience
- 20% Qualifications of Proposers Consultants and Staffing
- 15% MWBE
- 10% Cost

➤ **Evaluation Committee:**

- OFD - 4 representatives
- Facilities - 4 representatives
- Managed Growth -1 representative
- Finance -1 representative
- M&PA -1 representative
- EITS -1 representative

# Overview of Procurement

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- 8/2/22: RFP published on City Record
- 8/18/22: Pre-Proposal conference held, 30 vendors attended
- 09/19/22: Proposal deadline, 9 proposals received
- 10/18/22: Evaluation committee debriefed on all vendor proposals
- 11/28/22: Evaluation committee submitted 1st round of scores
  
- 01/17/23 - 01/20/23: Vendor presentations took place and evaluation Committee submitted final scoring. Below are the highest rated proposers
  - Array Architects, P.C.
  - Perkins Eastman Architects, DPC
  - Gensler Architecture, Design & Planning, P.C.
  - NBBJ Architecture PLLC
  - BDP Architecture, P.C.
  - Moody Nolan, Inc.
  - Perkins & Will Architects, P.C.

# Evaluations

- Perkins Eastman has evaluations with MOCs and all are excellent (5)
- H+H has worked with four vendors on previous projects and have given the following ratings:

Vendor	Facility	Project	Rating
Array	Bellevue	Forensic Psych 19E	Excellent
Array	Bellevue	Anti-ligature	Excellent
Array	Bellevue	16 <sup>th</sup> floor infusion center	Excellent
Array	Elmhurst	Master Planning	Excellent
Array	Queens	Master Planning	Excellent
Gensler	Jacobi	MRI Trailer replacement	Good
Gensler	Jacobi	Post Partum renovations	Good
Moody	NCB	OTxHU design	Excellent
NBBJ	Coney	RBG Construction & Campus Flood wall & Renovations	Excellent
Perkins	Coney	1st floor ambulatory care study	Good
Perkins	Kings	Bldg C (Suite 2200) - Conversion of (2) Cath Labs into ORs 29202111	Good
Perkins	Kings	E Bldg. elevator feasibility study	Good
Perkins	Kings	S Bldg. 1st floor trauma room expansion study	Good
Perkins	Kings	Cardiac Cath Lab to OR renovation Add. Svcs.	Good
Perkins	Kings	Cath lab OR renovation - AHUs & Chiller	Good
Perkins	Central	50 Water St Relocation	Excellent

- H+H has not worked with BDP or Perkins & Will, but completed reference checks:
  - Perkins and Will – reference checks with Maine Medical Center and UCSF Parnassus came back positive, no issues to flag
  - BDP – reference check with Mount Sinai came back positive, no issues to flag



# M/WBE Analysis

## Awarded Vendors' MWBE Utilization Plan Summary

Vendor Name	MWBE Vendor	Subcontracted SOW	NYC/NYS	UP Goal %
<b>Array Architects</b>	Lera Consulting	Structure Engineering	M/WBE	<b>36%</b>
	Lakhani & Jordan Engineers	MEP/FP Engineering	MBE	
	Ellana, Inc	Cost Estimating	WBE	
<b>Perkins Eastman</b>	Lakhani & Jordan Engineers	MEP/FP Engineering	MBE	<b>30%</b>
	Ysrael A. Seinuk PC	Structural Engineer	MBE	
	Toscano Clements Taylor LLC	Cost Estimator	WBE	
	Cerami & Associates	Acoustical Specialist	WBE	
	Caso & Associates	Expeditor	M/WBE	
	Jablonski Building Conservation	Lighting Specialis	WBE	
<b>Gensler</b>	GC Engineering Associates	MEP/FP Engineering	MBE	<b>30%</b>
	Collectif Engineering PLLC	MEP/FP Engineering	MBE	
	The Hatfield Group	Structural Engineering	WBE	
	Medical Equipment Resources	Equipment Planning	WBE	
	Ellana, Inc.	Cost Estimating	WBE	



# M/WBE Analysis (continued)

## Awarded Vendors' MWBE Utilization Plan Summary

Vendor Name	MWBE Vendor	Subcontracted SOW	NYC/NYS	UP Goal %
<b>NBBJ</b>	Susan Brady Lighting Design	Lighting	WBE	<b>45%</b>
	Lera Consulting	Structural Engineering	M/WBE	
	JFK&M CG LLC	MEP Engineering	WBE	
	Sherpa Construction Consul	Cost Estimator	MBE	
	Shen Milsom & Wilke	Medical Equipment	MBE	
<b>BDP Architecture</b>	Studio A + T	Architecture	MBE	<b>47%</b>
	Martha Schwartz Partners	Landscape Architecture	WBE	
	JFK&M CG LLC	MEP Engineering	WBE	
<b>Moody Nolan</b>	Moody Nolan	System-wide Master Panning	MBE	<b>100%</b>
<b>Perkins &amp; Will</b>	The Switzer Group	Architecture		<b>36%</b>
	Ricardo Zunita Architecture & Planning, PC	Urban Planning		
	Collado Engineering, PC	MEP/FP		
	LERA Consulting Structural Engineers	Structural Engineering		
	Cerami & Associates, Inc	Acoustics, AV, IT, Security		
	TSquared	Signage		
	Chesapeake Healthcare Planning, LLC	Medical Equipment		
	CCI	Code Consulting		
	The Tocci Group	Cost Estimating		



# Capital Committee Request

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- The Office of Facilities Development is seeking approval to enter into contract with Array Architects, Perkins Eastman, Gensler, NBBJ, BDP Architects, and Moody Nolan for:
  - a) a not-to-exceed amount to \$16,000,000 and
  - b) a contract term to six years with two one-year renewal options, to provide Master Planning and Facility Assessment services for all campuses of the Health system, to develop a comprehensive proactive Capital Plan to better service our communities, and to align with the Health Systems goals and initiatives.
- Annual budget of \$2M to complete two to four facilities per year based on size and complexity.