

CAPITAL COMMITTEE
MEETING AGENDA

March 13, 2023
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – February 6, 2023**

José Pagán

- **VICE PRESIDENT'S REPORT**

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Leora Jontef / Ted Long, MD**

Authorizing New York City Health and Hospitals Corporation (the "System") to sign a 32-year lease with Mott Center LLC ("Landlord") for the use of about 22,819 total square feet including a 449 sf first floor lobby and 22,370 sf clinic space on the 2nd floor of 1720 Village Lane, Far Rockaway, NY (the "Premises") by NYC Health + Hospitals/Gotham Health ("Gotham") for a primary care clinic at an initial rent of \$32/rentable sf or \$730,208/yr which will increase by 10% every 5 years to reach \$51.54/rentable sf over the final years of the term for a total base rent over the term \$28,170,000 after taking into account two years of free rent; provided that operating expense escalations are estimated to total \$3M which, when added to the base rent, produces a total payable to Landlord over the term estimated at \$31,170,000.

Vendex: NA

EEO: NA

- **Resolution** **Manuel Saez / Oscar Gonzalez/ Anitha Srinivasan, MD**

Authorizing New York City Health and Hospitals Corporation (the "**System**") to execute a contract with BA Global Construction Corp. (the "**Contractor**") to complete a renovation at NYC Health + Hospitals/Metropolitan Hospital Center ("**Metropolitan**") of the infusion clinic located on the 6th Floor, C Wing to create an updated infusion suite for a contract amount of \$5,941,453 with a 10% project contingency of \$594,145 to bring the total cost not to exceed \$6,535,598.

Vendex: Approved

EEO: Approved

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

February 6, 2023

Capital Committee Meeting - February 6, 2023

As reported by: Feniosky Peña-Mora

Committee Members Present: Dr. Mitchell Katz, José Pagán, Feniosky Peña-Mora, Dr. Patricia Marthone - representing Sally Hernandez-Piñero in a voting capacity

Mr. Peña-Mora called the meeting to order at 10:11 a.m. and noted for the record that According to Section 14 of the By-Laws:

Committee Attendance: If any member of a standing or special committee of the Board will not be present at a scheduled committee meeting, the member may ask the Chair of the Board to request that another Board member, not a member of that committee, attend the scheduled meeting and be counted as a member for purposes of quorum and voting.

For the record Sally Hernandez-Piñero has delegated Dr. Patricia Marthone to be counted as a member for the purposes quorum and voting in her place.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on December 5, 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.

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. This expeditious repair will allow for all three boilers to be properly re-tubed and re-fractured in order to extend the life expectancy of the heating systems.

Over the Martin Luther King holiday weekend, Metropolitan Hospital the water valves connected out of the main house tank experienced a loss of integrity and began to 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 a contract for Systemwide Master Planning and Facility Assessment Services, and Request to award a contract to Jemco for Emergency Electrical System Upgrade Type I (EES) at Metropolitan Hospital.

Mr. Peña-Mora asked how the system fared during the recent cold snap. Mr. Saez responded that we did well.

Next on the agenda - 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/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 \$8,198,30.

Tamika Campbell, Director of Capital Design - Metropolitan, Office of Facilities Development narrated a presentation providing detailed background information including expiration and agreement terms, an overview of the procurement, MWBE sub-contracting details, performance evaluation on the proposed vendor, and projected budget Ms. Campbell was joined by Oscar Gonzalez, Senior Assistant Vice President.

Mr. Peña-Mora asked a question on behalf of Sally Hernandez-Piñero, who was not in attendance at the meeting. He asked what real-world problems had been confronted by Metropolitan as a result of the electrical system.

Dr. Katz stated that this project was more focused on meeting current rules and not remedy to issues that had been experienced. He explained that when the facility was constructed the systems were built the way that systems were built at that time, but current regulations require a separation of emergency systems. Mr. Saez confirmed that this was needed to meet current requirements set by the Centers for Medicare & Medicaid Services (CMS).

Mr. Peña-Mora said he was aware that both Metropolitan and Queens Hospitals had secured funds from the Federal Government and asked if there was a strategy that could be shared with some of the other less active facilities that would benefit them to learn in order to balance out the opportunities and secure funding for some very needed projects.

Dr. Katz stated that NYC Health + Hospitals had done quite well in securing funds from the recent bill and his Board of Directors report included more detailed information on the programs that received funding. He noted that it was dependent on the types of programs being funded and the power of the House of Representatives and the Senate.

He added that system-wide CEOs are active and engaged. The process was more opportunistic than priority driven.

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 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.

Mr. Gonzalez narrated a presentation providing detailed background information on the negotiation including fee terms, expiration and agreement terms. He also discussed the master planning and assessment benefits, the process for assigning a vendor to a facility, the RFP criteria and overview, evaluation on each vendor, and a detail MWBE utilization plan

Dr. Katz reviewed the budget and anticipated rate of spend and asked, if we had the capacity to do more and spend the money more quickly, could that be done. Mr. Gonzalez said yes, if we had the capacity internally then yes.

Dr. Katz complimented the Office of Facilities Development for their phenomenal work to date in handling all the many facets of the department. He said that he felt the team understood the importance of the work they were doing and the limitations that they are working with. Fixing our failing infrastructure is a very tough goal for the next five-year period.

Mr. Pagán asked if there was a way that some of the facilities planned for the outer years could be engaged in some ways while the master plan was being completed. A master plan-lite. Mr. Gonzalez responded that we would start by collecting a lot of information from the facilities, listening to the doctors and nurses and the community and understanding how everything works, not just the infrastructures, so a lot of information has to be collected and analyzed but there are some obvious projects that we know we need to do. He noted that there were lessons learned from the Elmhurst Master Plan and some of that will be implemented. Mr. Indar said that master plan-lite was a bit like what

was done annually while reviewing new needs with NYC Office of Management and Budget (OMB).

Ms. Marthone said she did not think that \$16 million was enough and suspected that the team would be back for additional funds. She also acknowledged that there would be some tough conversations when hopes are raised and then all projects cannot be completed. Dr. Katz added to that, noting that master planning can present an amazing, ideal plan that is not realistic. Mr. Gonzalez acknowledged that he understood and the idea was to have a plan as a basis to move forward in various way possible on as much as possible.

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.

VICE PRESIDENT'S REPORT

Good Morning,

This month has been an eventful one for the Office of Facility Development. Metropolitan Hospital had a fire on February 20th to one of the two ConEdison electrical services (ES-1) that power the Hospital. As is procedure, 1 emergency generator automatically engaged to allow for a seamless continuation of the hospital's operations. In order to respond to the damages caused by the fire and to ensure the provision of power throughout the entire hospital, a new generator with a higher capacity (1MW) was connected the next day. This allowed for the emergency generator to be able to serve its primary function- serve as backup power in case of an emergency. The second electrical service (ES-2) is still functioning, but we discovered that damaged and overheating to the point of near failure, so a second generator was brought online to replace the power. Both ES-1 and ES-2 will be replaced, which we expect to happen this spring. Until then, the two generators are providing 100% of the power to Metropolitan.

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 officially on restarted our Facilities Council, bringing together Facility leads across of our system to discuss and plan for the needs of our entire Health +Hospitals network.

I am also very pleased to share that Vincent Forgione has joined our team as of January 23rd as the Sr. Director of Facilities Management. He has worked for various facilities under the NYC H+H umbrella and most recently comes to us from Coler/Carter in which he has held the position of Director of Facilities and Engineering. Vinny is going to be a great value add to our team.

We have two items today: Request to Award Contract to BA Global For 6C Infusion at Metropolitan Hospital, and a Lease Request for Clinic Space in the Rockaways.

LEASE AGREEMENT

**MOTT CENTER LLC
1720 VILLAGE LANE, FAR ROCKAWAY, NY**

NYC HEALTH + HOSPITALS / GOTHAM

RESOLUTION

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 32-year lease with Mott Center LLC (“**Landlord**”) for the use of about 22,819 total square feet including a 449 sf first floor lobby and 22,370 sf clinic space on the 2nd floor of 1720 Village Lane, Far Rockaway, NY (the “**Premises**”) by NYC Health + Hospitals/Gotham Health (“**Gotham**”) for a primary care clinic at an initial rent of \$32/rentable sf or \$730,208/yr which will increase by 10% every 5 years to reach \$51.54/rentable sf over the final years of the term for a total base rent over the term \$28,170,000 after taking into account two years of free rent; provided that operating expense escalations are estimated to total \$3M which, when added to the base rent, produces a total payable to Landlord over the term estimated at \$31,170,000.

WHEREAS, the System and Gotham have identified downtown Far Rockaway as an area with critical unmet healthcare needs which are heightened due to the City financing of 2,000 new affordable housing units in the area, streetscape improvement, and a new Downtown Far Rockaway public library which all will increase the population and activity in the area; and

WHEREAS, the System and Gotham have identified suitable space to rent at the Premises that is directly visible from Mott Ave A Subway Station and located within a major affordable housing campus known as Rockaway Village constructed and operated by Phipps Housing; and

WHEREAS, the proposed clinic to be located at the Premises will offer a range of primary care services to the community; and

WHEREAS, the Premises was selected based on a search of the area which contains few suitable locations and on the determination that the proposed rent is in line with the market; and

WHEREAS, the System will take the Premises, “as-is” and will have the responsibility to design, fit out equip and furnish the Premises at a cost to be determined once plans are completed when the System will return to the Board for spending authority; and

WHEREAS, architectural design of the Premises will commence by March 31, 2023 followed by procurement of the contractor and construction all of which is estimated to conclude prior to the expiration of the two-year free rent period; and

WHEREAS, the necessary construction will be managed by the System’s Office of Facility Development and the clinic will be operated by the System’s Office of Ambulatory Care in collaboration with Gotham.

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign a 32-year lease with Mott Center LLC (“**Landlord**”) for the use of about 22,819 total square feet including a 449 sf first floor lobby and 22,370 sf clinic space on the 2nd floor of 1720 Village Lane, Far Rockaway, NY (the “**Premises**”) by NYC Health + Hospitals/Gotham Health (“**Gotham**”) for a primary care clinic at an initial rent of \$32/rentable sf or \$730,208/yr which will increase by 10% every 5 years to reach \$51.54/rentable sf over the final years of the term for a total base rent over the term of \$28,170,000 after taking into account two years of free rent; provided that operating expense escalations are estimated to total \$3,000,000 which, when added to the base rent, produces a total payable to Landlord over the term estimated at \$31,170,000

**EXECUTIVE SUMMARY
PROPOSED LEASE
WITH MOTT CENTER LLC
FOR A PRIMARY CARE CLINIC**

March 2023

OVERVIEW: The System has identified downtown Far Rockaway as an area with critical unmet healthcare needs which are heightened due to the City financing of 2,000 new affordable housing units in the area, streetscape improvement, and a new Downtown Far Rockaway public library which all will increase the population and activity in the area.

SITE SELECTION: The System has identified suitable space to rent at the Premises that is directly visible from Mott Ave A Subway Station and located within a major affordable housing campus known as Rockaway Village constructed and operated by Phipps Housing. The Premises was selected based on a search of the area which contains few suitable locations and on the determination that the proposed rent is in line with the market.

FINANCING: The expense of the construction of the clinic will be funded with City capital funds. The cost cannot now be estimated because the build out has yet to be designed. The System will return to the Board for the necessary spending authority once design has been completed and construction costs can be estimated.

TERMS:

Base Rent: \$32.00/sf, or \$730,208/yr. for yrs. 1-7 (first two years are rent free)
\$35.20 sf, or \$803,229/yr. for yrs. 8-12
\$38.72/sf, or \$883,552/yr. for yrs. 13-17
\$42.59/sf, or \$971,907/yr. for yrs. 18-22
\$46.85/sf, or \$1,069,098/yr. for yrs. 23-27
\$51.54/sf, or \$1,176,007/yr. for yrs. 28-32

Not included in Base Rent but payable to Landlord: Operating Expense Escalations projected to total \$3M over the lease term. The property is structured as a condominium and so operating expenses get bundled together and charged for each condo unit as condo common charges. The System will pay any increases in common charges above those in place in the first year of the lease.

Other Occupancy Costs:

<u>Item</u>	<u>Paid by</u>	<u>Year 1 Estimated Cost to NYC H+H</u>
Electricity	H+H	\$3.50/ft = \$79,866
Cleaning	H+H	\$3.00/ft = \$68,457
Rubbish Removal	Owner	None
Real Estate Tax	H+H	None

**Lease Request with
Mott Center LLC for 22,819
Square Feet at
1720 Village Lane
Far Rockaway, Queens**

Capital Committee Meeting
March 13, 2023

Theodore Long, MD, MHS
Senior Vice President
Ambulatory Care and Population Health
Executive Director, Test & Treat Corps



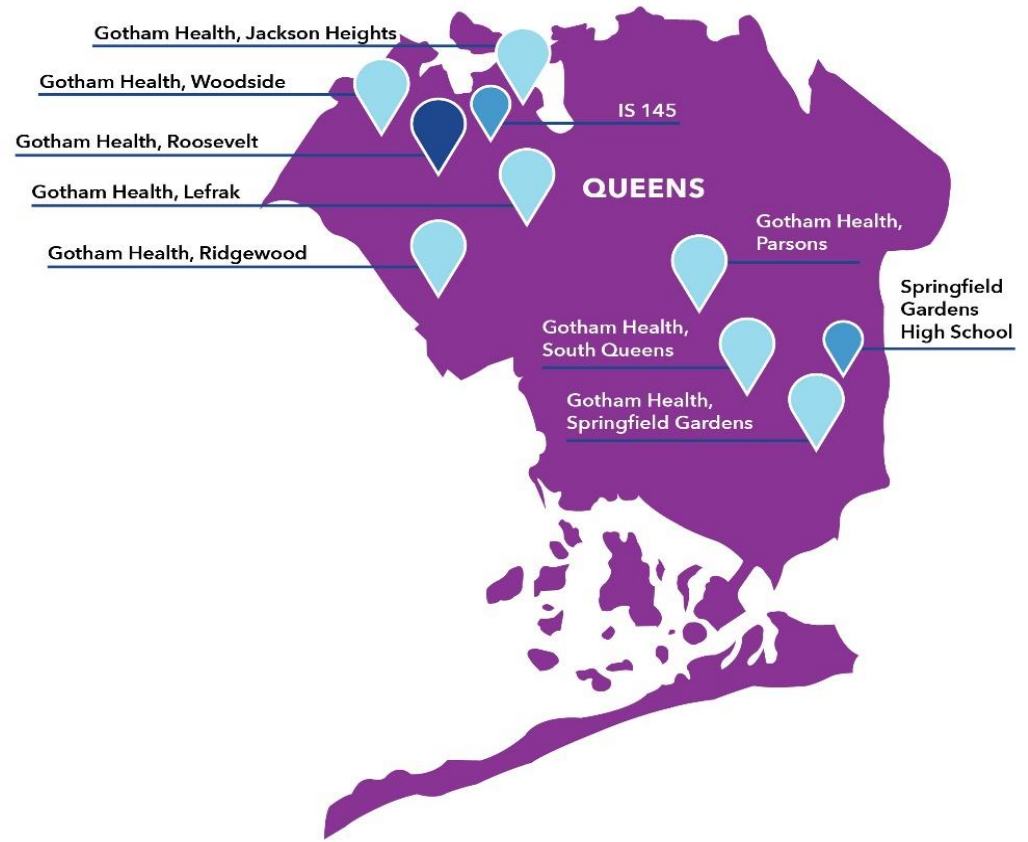
Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 32-year lease with Mott Center LLC (“**Landlord**”) for the use of about 22,819 total square feet including a 449 sf first floor lobby and 22,370 sf clinic space on the 2nd floor of 1720 Village Lane, Far Rockaway, NY (the “**Premises**”) by NYC Health + Hospitals/Gotham Health (“**Gotham**”) for a primary care clinic at an initial rent of \$32/rentable sf or \$730,208/yr which will increase by 10% every 5 years to reach \$51.54/rentable sf over the final years of the term for a total base rent over the term \$28,170,000 after taking into account two years of free rent; provided that operating expense escalations are estimated to total \$3,000,000 which, when added to the base rent, produces a total payable to Landlord over the term estimated at \$31,170,000.

Gotham Health operates 50 locations Citywide and 10 in Queens. 53,734 patient visits in 2022 at Queens sites

GOTHAM QUEENS PRACTICES

1. Junction
2. Lefrak
3. Ridgewood
4. Woodside
5. Parsons
6. Springfield Gardens
7. South Queens
8. Roosevelt COVID Center of Excellence
9. IS 145
10. Springfield Gardens HS



Background: Far Rockaway

According to the DOHMH 2018 Community Health Profile of Queens Community District 14,

- 10% of adults report going without needed medical care in the past 12 months
- Avoidable hospitalizations among adults are 1,345 per 100k; nearly 1/3 higher than the rate in Queens or the rest of NYC
- 15% of adults have diabetes and 34% have high blood pressure, both substantially higher than in the rest of Queens or NYC.
 - These are leading risk factors for heart disease and stroke, and are diagnosed and treated in primary care.
 - As a result, people in Rockaway and Broad Channel die prematurely at a higher rate than the rest of NYC, with heart disease being the leading cause of premature death.
- Then-Council Member and current Queens Borough President Donovan Richards identified a need for more healthcare services in Downtown Far Rockaway (DTFR).

Background: Downtown Far Rockaway

- In summer 2016 and 2018, NYC Economic Development Corporation created and updated a DTFR Roadmap for Action, an interagency plan which identified opportunities for new commercial space, infrastructure investment, community facility space and residential development in the downtown core.
 - City investment includes streetscape improvement, DTFR public library, 2000 new affordable units in development.
 - This investment also includes funding for the building of the Gotham Health site in DTFR.

- Mayor Eric Adams included a commitment for additional healthcare in DTFR in March 2022 Blueprint for Economic Recovery.

1720 Village Lane, Far Rockaway

- Co-located within a major affordable housing campus of Rockaway Village financed by the City and developed by a nonprofit developer.
- Gotham Health Clinic will occupy corner 2nd floor retail frontage directly visible from Mott Ave A Subway Station
 - 22,819 total square feet including 449 sf lobby and 22,370 clinic
- Clinic services will include primary care, women's health, vision, behavioral health, dental, podiatry, imaging.
- Design process will commence in 2023 with anticipated occupancy by 2025.



Lease Terms and Payments

This resolution requests authorization to enter into a new lease for a single condominium unit of 22,819 square feet at 1720 Village Lane, Far Rockaway, Queens.

- A 32 year term commences upon execution of the lease and first payment of rent is 24 months after possession.
- Base Rent at \$32 per square foot that will increase 10% every five years. The rent is within fair market (\$30-\$50 per square foot).
 - First year’s rent will be \$730,208. Over 32 years, the base rent costs will be \$28,170,000.
- Tenant shall also pay to Landlord the Tenant’s proportionate share of increases in shared operating expenses over the base year of 2023 in the form of the condominium charges assessed against the unit.
 - This is estimated to be \$3M over the term of the lease.
 - Because property is structured as a condominium operating costs are charged to owners as condominium common charges. The growth of these charges is estimated at 3% annually.

LANDLORD PAYMENT	Years 1-7	Years 8-12	Years 13-17	Years 18-22	Years 23-27	Years 28-32	Total
Base Rent	\$ 3,651,040	\$ 4,016,144	\$ 4,417,758	\$ 4,859,534	\$ 5,345,488	\$ 5,880,036	\$ 28,170,000
Est Operational Cost Escalations	\$ 437,624	\$ 373,095	\$ 432,574	\$ 501,603	\$ 581,336	\$ 673,767	\$ 3,000,000
Total Landlord Payments	\$ 4,088,664	\$ 4,389,239	\$ 4,850,333	\$ 5,361,137	\$ 5,926,824	\$ 6,553,804	\$ 31,170,000

**OTHER OCCUPANCY COSTS:
 (NOT PAYABLE TO LANDLORD)**

OTHER OCCUPANCY COSTS CAN BE SUMMARIZED AS FOLLOWS:

<u>Item</u>	<u>Paid by</u>	<u>Year 1 Est. Cost to NYC H+H</u>
Rubbish Removal	Owner	None
Electricity	H+H	\$3.50/ft = \$79,866
Cleaning	H+H	\$3.00/ft = \$68,457
Real Estate Tax	H+H	None

Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 32-year lease with Mott Center LLC (“**Landlord**”) for the use of about 22,819 total square feet including a 449 sf first floor lobby and 22,370 sf clinic space on the 2nd floor of 1720 Village Lane, Far Rockaway, NY (the “**Premises**”) by NYC Health + Hospitals/Gotham Health (“**Gotham**”) for a primary care clinic at an initial rent of \$32/rentable sf or \$730,208/yr which will increase by 10% every 5 years to reach \$51.54/rentable sf over the final years of the term for a total base rent over the term \$28,170,000 after taking into account two years of free rent; provided that operating expense escalations are estimated to total \$3,000,000 which, when added to the base rent, produces a total payable to Landlord over the term estimated at \$31,170,000.

February 24, 2023

Ms. Leora Jontef
Assistant Vice President
New York City Health and Hospitals Corporation
50 Water Street
New York, NY 10004

Re: 1720 Mott Avenue, Far Rockaway, Queens

Dear Ms. Jontef:

The availability rate for the Far Rockaway submarket in Queens has been, and continues to be extremely low; specifically, properties located within the 11691-zip code where 1720 Mott Avenue is located. Additionally, in the last 5 years, there has been little or no product in the 15,000 - 25,000 square foot range taking into consideration the office and retail space markets.

The closest and most relevant comparable for 1720 Mott Avenue would be the nearby property at 1047 Beach 21st Street, which Gotham Health toured and has since been rented. There are smaller retail spaces within the area which have all been leased. In the immediate area, transactions are approximately \$30 per rentable foot with a 3% increase annually which is cumulative and compounded, not including future tax and utility escalations passed on from landlord.

The rent at the newly constructed 1720 Mott Avenue starting at \$32 per rentable foot with a 10% increase in the Base Rent every 5 year appears to be a market rent. The entire retail portion is a single condominium so that it can be separated into its own block and lot number which allows for a tax efficient savings structure for H+H. This structure is not available at any comparable sites. In addition, the two years of free rent offered at Mott would be at market or slightly better than a market deal. Electricity is direct meter to the utility company which is an additional savings for H+H.

I have attached some comparables for the Far Rockaway submarket, but note these are substantially smaller. Please call me if you have any questions.



Brian Waterman
Executive Vice Chairman
212-372-2299



Ira Rovitz
Executive Managing Director
212-372-2469

Lease Comparables



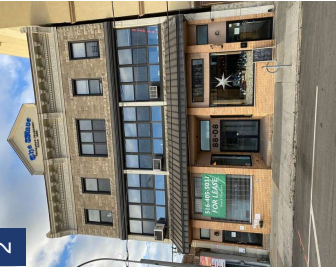
1
5,250 SF Office Lease Signed Oct 2022 for \$40.00 Modified Gross (Starting)
8808 Rockaway Beach Blvd - 3rd Floor Direct
Rockaway Beach, NY 11693 - South Queens Submarket



Asking Rent:	\$40.00/MG	Start Date:	Nov 2022	Deal Type:	New Lease	Property Type:	Retail Class B
Starting Rent:	\$40.00/MG	Term:		On Market:	33 Mos	Building Area:	15,000 SF
Effective Rent:		Exp. Date:		Build-Out:	Partial Build...	Built/Renov:	
Amenities:							

2
1,000 SF Office Lease Signed Aug 2022 for \$33.00 Modified Gross (Starting)
8808 Rockaway Beach Blvd - 2nd Floor Direct
Rockaway Beach, NY 11693 - South Queens Submarket

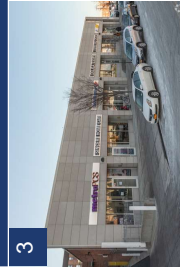
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2
1,000 SF Office Lease Signed Aug 2022 for \$33.00 Modified Gross (Starting)
8808 Rockaway Beach Blvd - 2nd Floor Direct
Rockaway Beach, NY 11693 - South Queens Submarket



Asking Rent:	\$40.00/MG	Start Date:	Sep 2022	Deal Type:	New Lease	Property Type:	Retail Class B
Starting Rent:	\$33.00/MG	Term:		On Market:	33 Mos	Building Area:	15,000 SF
Effective Rent:		Exp. Date:		Build-Out:	Full Build-Out	Built/Renov:	
Amenities:							



3
920 SF Retail Lease Signed Dec 2020 for \$50.00 Modified Gross (Starting)
229-265 Beach 20Th St - 1st Floor Direct, Leased by Jolof Mansion
Far Rockaway, NY 11691 - South Queens Submarket

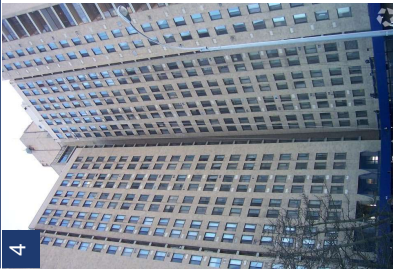
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Asking Rent:	\$49.50/MG	Start Date:	Jan 2021	Deal Type:	New Lease	Property Type:	Retail Class B
Starting Rent:	\$50.00/MG	Term:	3 Years	On Market:	2 Mos	Building Area:	69,318 SF
		Exp. Date:		Build-Out:	Full Build-Out	Built/Renov:	
				Dock/Drive In:			

Lease Comparables

4



4,000 SF Retail Lease Signed Jul 2020 for \$37.95 Plus All Utilities (Starting)
 711A-711D Seagirt Ave - 1st Floor Direct, Leased by B'Above Worldwide Institute Inc.
 Far Rockaway, NY 11691 - Far Rockaway Submarket



Asking Rent:	\$40.00/+UTIL	Start Date:	Aug 2020	Deal Type:	New Lease	Property Type:	Multi-Family Class B
Starting Rent:	\$37.95/+UTIL	Term:	5 Years	On Market:	16 Mos	Building Area:	744,719 SF
Effective Rent:		Exp. Date:	Aug 2025	Build-Out:		Built/Renov:	
				Dock/Drive In:		Parking Ratio:	

ID# 176055331

CONTRACT APPROVAL

BA GLOBAL CONSTRUCTION CORP.

6TH FLOOR, C-WING, INFUSION SUITE

NYC HEALTH + HOSPITALS / METROPOLITAN

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with BA Global Construction Corp. (the “**Contractor**”) to complete a renovation at NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) of the infusion clinic located on the 6th Floor, C Wing to create an updated infusion suite for a contract amount of \$5,941,453 with a 10% project contingency of \$594,145 to bring the total cost not to exceed \$6,535,598.

WHEREAS, Metropolitan currently has an infusion center on the 6th Floor, C Wing that is used by oncology patients and others receiving infusion therapy; and

WHEREAS, such infusion center is outdated and in need of upgrades; and

WHEREAS, the System has had a new infusion center designed with eight exam rooms, private consultation spaces, ten open bays for patient infusion therapy, a centralized nursing station and a dedicated oncology pharmacy; and

WHEREAS, the System put the design of the renovated infusion center together with the attendant demolition of the existing infusion center out to public bid, twelve contractors attended a site tour, five contractors submitted bids with the lowest responsive and responsible bidder being the Contractor; and

WHEREAS, the Contractor has done previous work for the System both pursuant to standby requirements contracts and as the prime contractor on two projects for which it has been evaluated as “Good” based on such past work; and

WHEREAS, work on the project is expected to begin in June 2023 with a projected completion in Summer 2024; and

WHEREAS, the Contractor is a certified MWBE; 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 BA Global Construction Corp. (the “**Contractor**”) to complete a renovation at NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) of the infusion clinic located on the 6th Floor, C Wing to create an updated infusion suite for a contract amount of \$5,941,453 with a 10% project contingency of \$594,145 to bring the total cost not to exceed \$6,535,598.

**EXECUTIVE SUMMARY
RENOVATION OF INFUSION CENTER
AT NYC HEALTH + HOSPITALS/METROPOLITAN HOSPITAL
BA GLOBAL CONSTRUCTION CORP.**

- OVERVIEW:** Metropolitan’s infusion center on the 6th Floor, C Wing, used by oncology patients and others receiving infusion therapy is outdated and in need of upgrades.
- PROCUREMENT:** The System procured a contractor to demolish the existing infusion center and construct a new one through public bidding. Twelve contractors attended a site tour. Five contractors submitted bids. The Contractor was the lowest responsive and responsible bidder. The Contractor has done previous work for the System pursuant to standby requirements contracts. Additionally, the Contractor is the prime contractor on the construction of a pharmacy at NYC Health + Hospitals/ Kings County and a façade repair at NYC Health + Hospitals/ Woodhull. The Contractor’s work has been rated as “Good” based on such past work.
- PROJECT:** The proposed project will begin with a demolition of the existing infusion center. Then a new one will be constructed with eight exam rooms, private consultation spaces, ten open bays for patient infusion therapy, a centralized nursing station and a dedicated oncology pharmacy.
- TERMS:** The proposed contract will be for the duration of the project, which is estimated to begin in June 2023 and be completed during summer 2024. The proposed contract will be for \$5,941,453. A 10% project contingency of \$594,145 is requested that will bring the total cost of the project to a not to exceed total of \$6,535,598.
- FINANCING:** The proposed work will be financed with City Capital.
- MWBE:** The contractor is a certified MWBE.

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

From: Keith Tallbe Keith Tallbe
Senior Counsel Tallbe Digitally signed by
Keith Tallbe
Date: 2023.03.02
11:07:05 -05'00'
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: BA Global Construction Corp.

Date: March 2, 2023

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

Vendor Responsibility

Approved

EEO

Approved

MWBE

NYC MWBE

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 BA Global
For 6C Infusion
at Metropolitan Hospital**

**Capital Committee
March 13, 2023**

**Manuel Saez, PhD –Vice President, OFD
Oscar Gonzalez – Senior Assistant Vice President, OFD
Tamika Campbell – Director of Capital Design, OFD/Metropolitan
Dr. Anitha Srinivasan, Deputy Chief Medical Officer - Metropolitan**

Request for Approval

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with BA Global Construction Corp. (the “**Contractor**”) to complete a renovation at NYC Health + Hospitals/Metropolitan Hospital Center (“**Metropolitan**”) of the infusion clinic located on the 6th Floor, C Wing to create an updated infusion suite for a contract amount of \$5,941,453 with a 10% project contingency of \$594,145 to bring the total cost not to exceed \$6,535,598.

Program Background

- This Infusion Center provide state of the art care for cancer patients with a multidisciplinary approach to chemotherapeutic access, oncology, surgery, plastic surgery, genetic counseling and testing, and research collaborations
- The infusion center is the main hub for cancer care in the hospital, and these upgrades are needed to ensure the best environment for our patients in this difficult time
- These upgrades will offer much needed efficiencies for the unit to limit the waiting times for patients chemotherapeutic drugs
- This infusion center is party of a comprehensive cancer care area that will house all needed cancer services, centered around this newly revamped Infusion Center.
- We aim to co-locate the array of services that cancer patients rely on in one area with the single aim of providing the utmost patient-centric care

Design Program Background

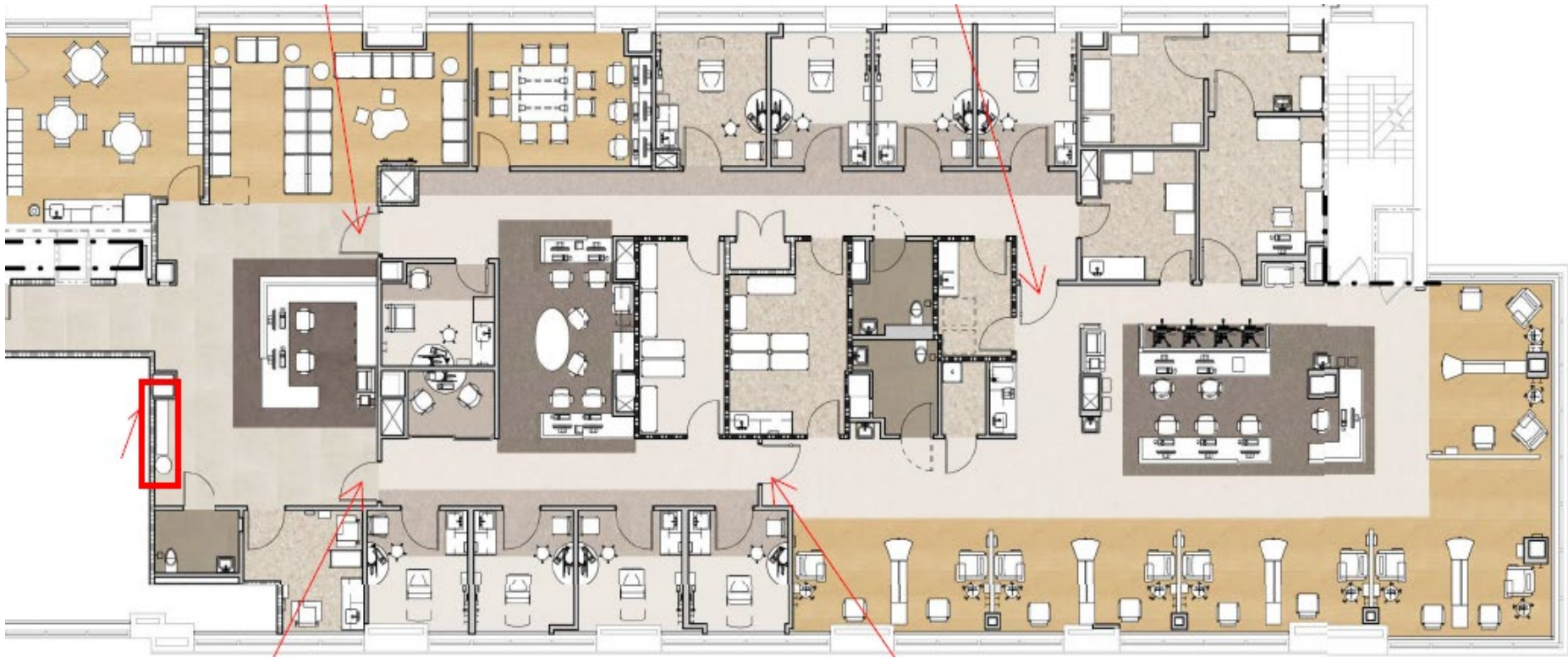
- The former 6C infusion center on the sixth floor was outdated and in need of upgrades. This project will enable the Hospital to better meet the needs of its patients and staff; doing so in a modernized, upgraded and newly renovated space.
- The new infusion program will incorporate:
 - Complete interior demolition of the sixth floor C wing and adjacent administrative spaces.
 - Eight (8) exam rooms
 - Consultation space(s)
 - Ten (10) open patient bays and a
 - Centralized open nurse station
 - A dedicated oncology pharmacy will be incorporated in the newly renovated suite as well as other support spaces.

Current Infusion Center

- Current Infusion Suite is located in a separate space from where the new Infusion Suite will be constructed. This project will have no impact to current operations or result in an interruption in delivery of care.



6C Future Layout



Overview of Procurement

- 7/25/22 & 7/26/22: Site tour for bidders; 12 contractors attended
- 8/24/22: Proposal deadline, 5 proposals received
- 10/11/22: Pre-qualification meeting with lowest responsible bidder – BA Global Construction Corp.

Construction Contract

- Sourced via public bid
- BA Global Construction Corp. was the lowest of five (5) bidders
- BA Global is a Certified MWBE Contractor and also has an additional 33.6% MBE subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %	Utilization \$s
KENSINGTON PARK	MBE	Service	33.6%	\$2,000,000
Total			33.6%	

- Contract amount is **\$5,941,453**.
- BA Global is currently one of our JOCs General Contractor (2021-2023). Evaluations for the JOCs contract is rated 87.5% . Additionally, BA Global is the prime contractor on two current Projects that are in progress at KCHC (Pharmacy) and Woodhull (Façade). No evaluation was found in MOCs.
- Expected to begin June 2023 completion in expected in Summer 2024

Performance Evaluation

Vendor Performance Evaluation BA Global	
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

Metropolitan 6C Infusion	
Construction	\$5,941,453
Project Contingency (10%)	\$594,145
Total	\$6,535,598*

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

Request for Approval

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