

CAPITAL COMMITTEE
MEETING AGENDA

May 8, 2023

10:00 AM

50 Water Street, 17th floor Boardroom

CALL TO ORDER

Feniosky Peña-Mora

- **ADOPTION OF MINUTES – March 13, 2023** Feniosky Peña-Mora
- **VICE PRESIDENT’S REPORT** Manuel Saez, PhD

ACTION ITEMS

- **Resolution** Oscar Gonzalez / Patricia Yang
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding of its contract with Consigli Construction Co., Inc. (the “**CM**”) to serve as construction manager/builder under a guaranteed maximum price (“**GMP**”) structure for the construction and construction management of the System’s Correctional Health Services (“**CHS**”) Outposted Therapeutic Housing Unit (“**OTxHU**”) initiative at NYC Health + Hospitals/Bellevue (“**Bellevue**”) from the \$140,339,695 inclusive of 10% contingency approved by the Board in May, 2022 to \$159,969,414 by adding \$19,629,719 for additional construction and construction management services resulting from design changes.

Vendex: Approved

EEO: Approved

- **Resolution** Oscar Gonzalez / Patricia Yang
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue and Woodhull such that the funding is increased from \$15,136,567 to \$16,635,305 to cover program management costs at Bellevue only.

Vendex: Approved

EEO: Approved

- **Resolution** Oscar Gonzalez / Patricia Yang
Authorizing New York City Health and Hospitals Corporation (the “**System**”) to further increase the funding by \$1,960,238 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**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”), which follows previous

funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, such that the current funding increase from \$16,887,169 to \$18,847,407 is to cover design costs at Bellevue only.

Vendex: Approved

EEO: Approved

- Resolution** **Manuel Saez / Mahendranath Indar**
 Authorizing New York City Health and Hospitals Corporation (the “System”) to enter into a contract with Nalco Company, LLC (“Nalco”) to provide water management services and maintenance services of secondary disinfection systems across the System over a term of three (3) years with the System holding two (2) one (1) year renewal options for a base contract amount of ten million three hundred and ninety-five thousand dollars (\$10,395,000) including a 20% contingency of two million seventy-nine thousand dollars (\$2,079,000) for a not to exceed amount of twelve million four hundred seventy four thousand dollars (\$12,474,000).

Vendex: Approved

EEO: Pending

- Resolution** **Leora Jontef / Theodore Long, MD**
 Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute a five-year renewal license agreement with Williamsburg Housing Preservation L.P. (the “Licensor”) for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the “Licensed Premises”), to operate a pediatric primary care and women’s health clinic (the “Clinic”) managed by NYC Health + Hospitals/Gotham Health at an annual occupancy fee of \$6,347 or \$3.64/rentable square feet, which will increase by 3% per year to reach \$4.10/rentable square foot over the term for a total occupancy fee over the five-year term of \$33,695 with each party having the right to terminate on thirty days’ notice without cause.

Vendex: NA

EEO: NA

- Resolution** **Leora Jontef / Jeremy Berman**
 Authorizing the New York City Health and Hospitals Corporation (the “System”) to sign a five-year license agreement with Everytable, PBC (“Everytable”) for its use and occupancy of approximately 381 square feet at NYC Health + Hospitals/South Brooklyn Health (“South Brooklyn Health”) for a retail food operation at an initial rate of \$28/square foot or \$10,668 per year to increase by 2% per year for a total occupancy fee over the term of \$55,516.70 with such agreement to be terminable by each party on thirty days’ notice without cause.

Vendex: NA

EEO: NA

- Resolution** **Leora Jontef / Jeremy Berman**
 Authorizing the New York City Health and Hospitals Corporation (the “System”) to sign a five-year license agreement with Everytable, PBC (“Everytable”) for its use and occupancy of 414 square feet at NYC Health + Hospitals/Metropolitan (“Metropolitan”) for a retail food operation at an initial

rate of \$50/square foot or \$20,000 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63 such agreement to be terminable by both parties on thirty days' notice without cause.

Vendex: NA

EEO: NA

- **Resolution**

Leora Jontef / Jeremy Berman

Authorizing the New York City Health and Hospitals Corporation (the "**System**") to sign a five-year license agreement with Everytable, PBC ("**Everytable**") for its use and occupancy of approximately 1,000 square feet at NYC Health + Hospitals/Jacobi ("**Jacobi**") for retail food operations at an initial rate of \$25/square foot or \$25,000 per year to increase by 2% per year for a total occupancy fee over the term of \$130,101 with such agreement to be terminable by each party on thirty days without cause.

Vendex: NA

EEO: NA

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

March 13, 2023

Capital Committee Meeting - March 13, 2023

As reported by: José Pagán

Committee Members Present: Dr. Mitchell Katz, José Pagán, Freda Wang, Jackie Rowe-Adams - representing Sally Hernandez-Piñero in a voting capacity

Mr. José Pagán called the meeting to order at 10:05 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 Jackie Rowe-Adams 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 February 6, 2023, were unanimously approved.

VICE PRESIDENT REPORT

Manuel Saez, provided Vice President's for OFD presented his report.

Mr. Saez advised that March had been an eventful month for the Office of Facilities Development (OFD). 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, one 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 serving as backup power in case of an emergency. The second electrical service (ES-2) is still functioning, but we discovered damages 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 is expected 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 to other facilities in preparation of the survey. This year we expect Joint Commission Survey at Elmhurst, Bellevue, Woodhull, Queens and Carter.

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

Mr. Saez share that Vincent Forgione had joined the 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 where he served as the Director of Facilities and Engineering. Vinny is going to be a great value add to our team.

Mr. Saez advised that there are two items on the today's agenda: Request to Award Contract to BA Global for 6C Infusion at Metropolitan Hospital, and a Lease Request for Clinic Space in the Rockaways.

Ms. Wang asked if the fire was the result of Con Edison. Mr. Saez said that the fire was on the Metropolitan side of a manhole where wires had heated up and one of the oilers at the facility reacted swiftly to extinguish the fire.

Ms. Wang asked how the high capacity generator was accessed. Mr. Saez said that working with one of the Systems generator contractors, Genserve, which was very expeditious. Two additional generators were connected to provide normal power and the emergency generator was put back online as backup. Ms. Wang asked if there was ever a time without power. Mr. Saez said no, emergency generator kicked on immediately and he was very proud of how the facility and team handled.

Mrs. Rowe-Adams asked if there was a timeline for corrective work. Mr. Saez said it was anticipated for two weeks, working in collaboration with Con Edison.

Mrs. Rowe-Adams asked if the patients were aware of the issue. Mr. Saez said he did not believe there was an announcement made but the command center was operating so all administration and clinical providers were aware.

Dr. Katz noted that there was no affect to service as the transition was seamless.

Next on the agenda - Mr. Saez read the 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 \$31,1700,000.

Theodore Long, MD, MHS, Senior Vice President, Ambulatory Care and Population Health, narrated a presentation providing detailed background information including current services available and health data in Queens, anticipated services, location selection, plans for build-out, and lease terms. Dr. Long was joined by Leora Jontef, Assistant Vice President, Housing and Real Estate, and Michelle Lewis, Chief Executive Officer, Gotham Health.

Ms. Wang asked if this was a new development. Ms. Jontef said that the housing site was already built out and tenants were moving in but H+H would be doing the fit-out for our space.

Ms. Wang asked whether it was unusual not to have the full cost of fit-out. Mr. Berman said it was not surprising not to have the full cost of build-out being that the lease had not been signed but there were rule of thumb numbers that would be drilled into. Of note the first two years are rent-free.

Ms. Wang asked for clarification on the incremental operating cost charges. Mr. Berman said it was common to be charged escalating operating costs but here, in order to receive tax abatement, the unit was classified as a condominium unit. The residential and storefront units are classified as condominium. We can only estimate at this time what the increases will be but we have a baseline.

Ms. Wang asked if other charges, like electricity, would be separate. Mr. Berman said yes. Ms. Wang said she thought it was great that it was structured in a way that utilizes the abatement.

Mr. Pagán shared a comment from Hernandez-Piñero, requesting that there be a tracking system for approve investments indicating why the investment is necessary and he thought that in this instance it was clear based on the presentation and he felt it was an exciting opportunity to provide services to a population very much in need.

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

Mr. Saez read the resolution:

Authorizing New York City Health and Hospitals Corporation (the "System") to execute a contract with 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.

Tamika Campbell, Director, Capital Projects - Metropolitan, narrated a presentation providing background information, details on the negotiation including fee terms, contract terms, the RFP criteria, overview, evaluation on each vendor, and a detailed MWBE utilization plan. Ms. Campbell was joined by Dr. Anitha Srinivasan, Deputy Chief Medical Officer, NYC Health + Hospitals/Metropolitan, who provided background information on services.

Mrs. Rowe-Adams asked about current services for cancer patients. Dr. Srinivasan explained that services were located throughout the facility for specialists, surgery, oncology, radiology, mammography, phlebotomy, infusion, there were three of four areas the patient needed to navigate when going through treatment, however the new space would allow for a one-stop-shop for cancer patient care. Mrs. Rowe-Adams and Ms. Wang said that sounded great.

Ms. Wang asked if services would be disrupted and Ms. Srinivasan said no.

Ms. Wang asked if there were cancer centers at every hospital. Dr. Katz said it varied throughout the System. Some facilities are certified cancer centers and some refer out.

Ms. Wang asked if capacity was a concern with BA Global being that they were working on other projects in the system. Ms. Campbell said no, the other projects are at different stages and should be completed before the end of the contracting negotiation process.

Mr. Pagán said he was pleased to hear the benefits and efficiencies this project will accomplish.

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 10:40 a.m.

VICE PRESIDENT'S REPORT

Vice President Report

Good Morning,

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

After the fire at Metropolitan Hospital last month where we had to shift to emergency generator power, we have completed the first phase of work and are now back on full utility power. There is additional work to be done to improve infrastructure, but I am proud of our team for solving the first hurdle quickly and efficiently without major interruption to clinical services.

We continue to diligently prepare for the Triennial Bellevue Joint Survey and celebrate the successful completion of the Joint Surveys at Elmhurst, Woodhull and Queens. Regulatory sign offs are currently being completed at the Ruth Bader Ginsburg Building at South Brooklyn and we are awaiting a final opening date.

We have recently completed a number of facility projects: roof replacements at Woodhull, South Brooklyn, Elmhurst, Queens, Jacobi, Lincoln, Metropolitan, and Harlem, Underground tanks replacements at Lincoln and Elmhurst, and Elevator resiliency upgrades at Bellevue.

Neponsit major demolition will be complete before beach season, leaving only the grading and planting in the summer and fall respectively.

This month, we have a number of resolutions to present to you: three OTxHU contract increases, three food license agreements, one lease renewal, and a contract for Water Management services.

CONTRACT INCREASE

CONSIGLI CONSTRUCTION CO., INC.

CONSTRUCTION MANAGER / BUILDER

**OUTPOSTED THERAPEUTIC HOUSING UNIT
PROJECT**

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (**the “System”**) to increase the funding of its contract with Consigli Construction Co., Inc. (**the “CM”**) to serve as construction manager/builder under a guaranteed maximum price (**“GMP”**) structure for the construction and construction management of the System’s Correctional Health Services (**“CHS”**) Outposted Therapeutic Housing Unit (**“OTxHU”**) initiative at NYC Health + Hospitals/Bellevue (**“Bellevue”**) from the \$140,339,695 inclusive of 10% contingency approved by the Board in May, 2022 to \$159,969,414 by adding \$19,629,719 for additional construction and construction management services resulting from design changes.

WHEREAS, in November, 2021, the System’s Board of Directors approved a contract with the CM as a GMP, which is an industry standard contracting/procurement approach by which a construction manager commits to a price and divides with the owner any amount by which the final cost is less than the contract price thereby incentivizing the construction manager to control costs and find economies; and

WHEREAS, the design of the OTxHU is subject to state regulatory review and approval; and

WHEREAS, in January, 2022, design and construction modifications for the Bellevue OTxHU recreation area were needed, for patient and staff flow, and for the program floorplan; and

WHEREAS, in collaboration with Array and AECOM, the plans for the project were revised to meet regulatory requirements; and

WHEREAS, on March 29, 2022 regulatory approval for the project was received, which integrated the required changes; and

WHEREAS, after factoring in these changes, the System and the CM arrived at a new Guaranteed Maximum Price of \$140,339,695 with an extended Substantial Completion date of March 31, 2023 -- four months later than initially planned; and

WHEREAS, additional design changes to the 2nd floor recreation area, visitation areas, staff and support administrative areas, patient spaces and field conditions require that the project budget be increased by \$19,629,719 and extend the contract completion date to December 31, 2023.

NOW THEREFOR IT IS RESOLVED that New York City Health and Hospitals Corporation (**the “System”**) is authorized to increase the funding of its contract with Consigli Construction Co., Inc. (**the “CM”**) to serve as construction manager/builder under a guaranteed maximum price (**“GMP”**) structure for the construction and construction management of the System’s Correctional Health Services (**“CHS”**) Outposted Therapeutic Housing Unit (**“OTxHU”**) initiative at NYC Health + Hospitals/Bellevue (**“Bellevue”**) from the \$140,339,695 approved by the Board in May, 2022 to \$159,969,414 and to extend the contract completion date to December 31, 2023.

EXECUTIVE SUMMARY
CONSTRUCTION MANAGEMENT AGREEMENT WITH
CONSIGLI CONSTRUCTION CO., INC.
OTxHU AT BELLEVUE HOSPITAL

BACK-GROUND: In November, 2021, the System's Board of Directors approved a contract with the CM as a GMP, which is an industry standard contracting/procurement approach by which a construction manager commits to a price and divides with the owner any amount by which the final cost is less than the contract price thereby incentivizing the construction manager to control costs and find economies. The not-to-exceed price approved by the Board was \$120,918,083 (based on a contract price of \$109,925,530 and a 10% project contingency).

In May, 2022, the CM's contract was increased to \$140,339,695 as a result of required changes. Subsequent to this increase, additional design changes to the 2nd floor recreation area, visitation areas, staff and support administrative areas, patient spaces and field conditions have been made to the project which necessitate an additional increase in the CM's budget of \$19,629,719, which would bring the total contract value to \$159,969,414 and which extend the date of completion of the project to December 31, 2023.

FUNDING: The proposed contract will be financed with City Capital Funds.

TERMS: The amended contract cost approved by the Board in May, 2022 was \$140,339,695. The new design changes result in a cost increase to \$159,969,414 and extend the date of completion to December 31, 2023.

MWBE: Consigli originally committed to a 31% M/WBE Utilization Plan. 37% of Consigli's invoices to date are to M/WBEs. Consigli has provided a 33% utilization plan for the increased funding. Consigli's effective M/WBE % with new contract value is 31%.

CONTRACT INCREASE

AECOM USA, INC.

PROGRAM MANAGEMENT SERVICES

**OUTPOSTED THERAPEUTIC HOUSING UNIT
PROJECTS**

**NYC HEALTH + HOSPITALS / BELLEVUE
NYC HEALTH + HOSPITALS / WOODHULL**

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue and Woodhull such that the funding is increased from \$15,136,567 to \$16,635,305 to cover program management costs at Bellevue only.

WHEREAS, in June 2020 the System’s Board of Directors authorized a five-year agreement with AECOM to provide program management services at Bellevue and Woodhull to serve as sites for the OTxHU initiative with funding of \$9,039,198 authorized; and

WHEREAS, in November 2020 the Board authorized an increase in the contract amount by \$6,097,369 to a new projected total of \$15,136,567 to meet programmatic and regulatory requirements and to facilitate the acceleration of the Bellevue site; and

WHEREAS, since the last increase in budget, further security operations, programmatic, and regulatory changes to the OTxHU project have been identified which has resulted in conceptual design revisions to the 2nd floor recreation area, visitation areas, staff support and administrative areas, patient spaces and field conditions; and

WHEREAS, the conceptual design revisions require an increased level of effort on the part of AECOM; and

WHEREAS, the increased level of effort requires an increase in AECOM’s budget for the project by \$1,498,738.

NOW THEREFORE BE IT:

RESOLVED, the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to increase the funding for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue and Woodhull such that the funding is increased from \$15,136,567 to \$16,635,305.

**EXECUTIVE SUMMARY
PROGRAM MANAGEMENT
FOR THE OTxHU PROGRAM
AECOM USA, INC.**

- OVERVIEW:** In June 2020 the System's Board of Directors authorized a five-year agreement with AECOM to provide program management services at Bellevue and Woodhull to serve as sites for the OTxHU initiative with funding of \$9,039,198 authorized. Following the approval of the AECOM contract in June 2020, the scope revisions for the OTxHU program at Bellevue resulted in an additional need for AECOM's services. Accordingly, in November 2020 the Board authorized an increase in the contract amount by \$6,097,369 to a new projected total of \$15,136,567 with the increase being all focused on the Bellevue part of the project.
- The current request is being triggered as a result of design changes to the 2nd floor recreation area, visitation areas, staff support and administrative areas, patient spaces field conditions.
- NEED:** Modifications to the OTxHU initiative have been identified which have resulted in conceptual design revisions which need to be incorporated into the design at Bellevue.
- PROPOSAL:** The changes at Bellevue will cost an additional \$1,498,738 for Program Management services. When that amount is added to the prior NTE of \$15,136,567, the new requested NTE becomes \$16,635,305.
- FUNDING:** The proposed contract will be financed with City Capital Funds.
- TERM:** The term of the agreement remains unchanged at three years with two one-year options to renew solely exercisable by the System.
- MWBE:** AECOM original MWBE utilization plan was 30%. 36% of AECOM's invoices to date are to MWBEs. AECOM has provided a 31% utilization plan for the increased funding. AECOM's effective MWBE % with new contract value is 34%.

CONTRACT INCREASE

ARRAY ARCHITECTS, INC

PROGRAM MANAGEMENT SERVICES

**OUTPOSTED THERAPEUTIC HOUSING UNIT
PROJECTS**

**NYC HEALTH + HOSPITALS / BELLEVUE
NYC HEALTH + HOSPITALS / WOODHULL**

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to further increase the funding by \$1,960,238 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**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, such that the current funding increase from \$16,887,169 to \$18,847,407 is to cover design costs at Bellevue only.

WHEREAS, in June 2020 the System’s Board of Directors authorized a five-year agreement with Array to provide architectural/engineering services for the renovation of space at Bellevue and Woodhull to serve as sites for the OTxHU initiative; and

WHEREAS, since the approval of the subject agreement, the scope and cost of the OTxHU initiative has increased to meet security operations, programmatic, and regulatory requirements, the requirement that the progress of the program be substantially accelerated, and inclusion of contingencies, at Bellevue and Woodhull; and

WHEREAS, since the last increase in the budget, further security operations, programmatic, and regulatory changes to the OTxHU initiative have been identified which has resulted in conceptual design revisions; and

WHEREAS, the conceptual design revisions require an increased level of effort on the part of Array; and

WHEREAS, the increased level of effort requires an increase in Array’s budget for the project by \$1,960,238.

NOW THEREFORE BE IT:

RESOLVED, the New York City Health and Hospitals Corporation be and hereby is authorized to increase the funding by \$1,960,238 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 Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) which follows previous funding increases totaling \$8,224,169 such that the funding is increased from \$16,887,169 to \$18,847,407.

**EXECUTIVE SUMMARY
ARCHITECTURAL AND ENGINEERING SERVICES
FOR THE OTxHU PROGRAM
ARRAY ARCHITECTS, INC.**

- OVERVIEW:** The System's CHS OTxHU initiative is to treat more clinically complex patients within secured units located at Bellevue and Woodhull hospitals. Considerable work will have to be done to complete these spaces. The System executed a contract with Array to design the OTxHU spaces and assist with the procurement of construction contractors and with construction administration. The contract with Array was approved by the Board of Directors in June 2020 with an NTE of \$8,663,000. In November 2021 the System returned to the Board of Directors to request \$1,814,880 in increased funding bringing the contract NTE to \$10,477,880. This request was triggered by the need to accelerate the project and to respond to requested design changes at Bellevue. In November 2022, the System returned to the Board of Directors to request \$6,409,289 in increased funding bringing the contract NTE to \$16,887,169. This request was triggered by required design changes at Bellevue.
- NEED:** Modifications to the OTxHU initiative have been identified which have resulted in conceptual design revisions which need to be incorporated into the design at Bellevue.
- PROPOSAL:** The design changes at Bellevue will cost an additional \$1,960,238. When that amount is added to the prior NTE of \$16,887,169, the new requested NTE becomes \$18,847,407.
- FUNDING:** The proposed contract will be financed with City Capital Funds.
- TERM:** The term of the agreement remains unchanged at three years with two one-year options to renew solely exercisable by the System.
- MWBE:** Array previously submitted a plan for 32% MWBE utilization. 50.64% of Array's invoices to date are to MWBEs. Array has provided a 31% utilization plan for the increased funding. Array's effective MWBE % with new contract value is 32%.

Request for Contract Amendments at Bellevue Outposted Therapeutic Housing Unit (OTxHU)

**Design Services,
Program Management Services,
CM Build Guaranteed Maximum Price**

**Capital Committee
May 8, 2023**

**Manny Saez, PhD., Vice President of Facilities Development
Oscar Gonzalez, CCM, Senior Assistant Vice President, Facilities Development
Cary Cheung, Senior Assistant Vice President, Correctional Health Services
Luis Mendes, Senior Director, Facilities Development**



Consigli Resolution

- Authorizing New York City Health and Hospitals Corporation (**the “System”**) to increase the funding of its contract with Consigli Construction Co., Inc. (**the “CM”**) to serve as construction manager/builder under a guaranteed maximum price (**“GMP”**) structure for the construction and construction management of the System’s Correctional Health Services (**“CHS”**) Outposted Therapeutic Housing Unit (**“OTxHU”**) initiative at NYC Health + Hospitals/Bellevue (**“Bellevue”**) from the \$140,339,695 inclusive of 10% contingency approved by the Board in May, 2022 to \$159,969,414 by adding \$19,629,719 for additional construction and construction management services resulting from design changes.



AECOM Resolution

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to increase the funding for its agreement with AECOM USA, Inc. (“**AECOM**”) to provide program management services at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/ Woodhull Hospital (“**Woodhull**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”) in Bellevue and Woodhull such that the funding is increased from \$15,136,567 to \$16,635,305 to cover program management costs at Bellevue only.



Array Resolution

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to further increase the funding by \$1,960,238 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**”) in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, such that the current funding increase from \$16,887,169 to \$18,847,407 is to cover design costs at Bellevue only.



Justification:

- New requirements for security operations resulted in a pause in work and the need to modify existing design and construction scope for:
 - 2nd floor recreation area
 - Visitation areas
 - Staff Support and Administrative areas
 - Patient spaces and Field conditions
- Increase funding allocation to keep administrative and support staff for modification to existing scope
- Increases in allocation are still within the total project budget allocated by OMB.

Potential Amendments for Further Board Approval:

- Due to regulatory agency requirements, there is a potential for further Board approvals



Proposed Amendments for Bellevue

Proposal:

- **Array** - Increase funding allocation by **\$1,960,238**
 - \$188,938 is OMB approved contingency.
 - Certificate to Proceed (CP) for \$1,771,300 is pending OMB approval.

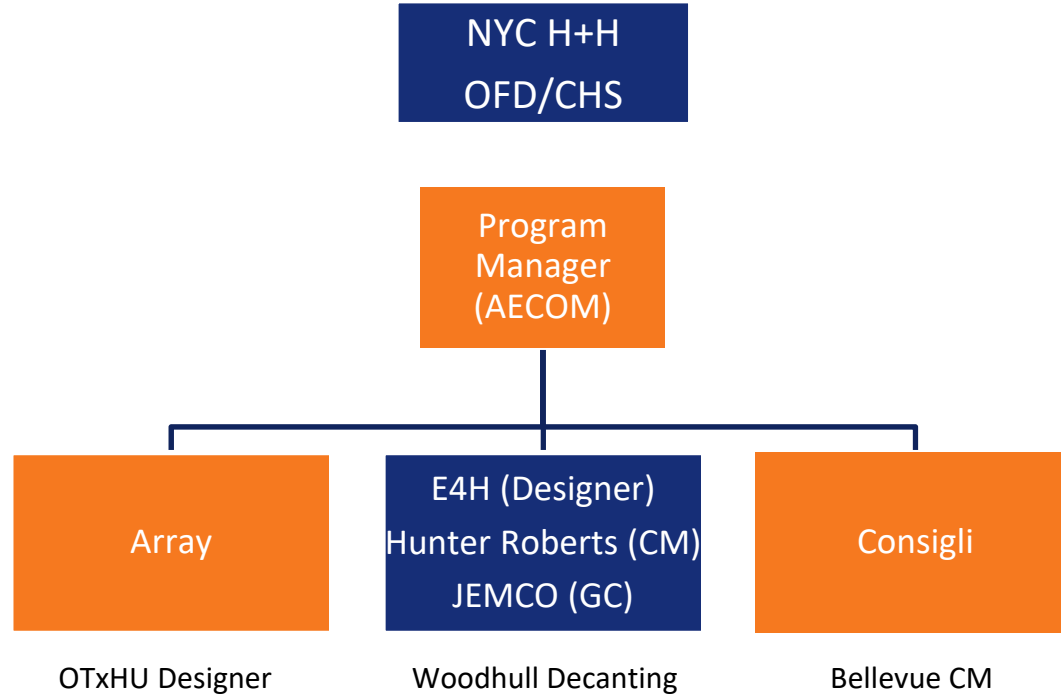
- **AECOM** - Increase funding allocation for **\$1,498,738**
 - Certificate to Proceed (CP) for \$1,498,738 is OMB approved.

- **Consigli** - Increase funding allocation by **\$19,629,719** and extend **contract expiration to December 31, 2023**
 - \$5,579,423 is approved OMB contingency
 - Certificate to Proceed (CP) for \$1,466,124 is pending OMB approval
 - Certificate to Proceed (CP) for \$12,584,172 is pending OMB approval

Proceeding with this work is contingent on full CP approval from OMB



OTxHU Team



Background

- The Outposted Therapeutic Housing Units (OTxHU) project was publicly announced on November 26, 2019
- The Board approved a contract for **Array** to provide Design services at Bellevue and Woodhull on;
 - June 2020 for a NTE of \$8,663,000
 - November 2021 an increased NTE to \$10,477,880
 - November 2022 an increased NTE to \$16,887,169
 - Contract term is for 5 years starting on December 1, 2020 and ending on November 31, 2025
- The Board approved a contract for **AECOM** for Program Management services at Bellevue and Woodhull on;
 - June 2020 for a NTE of \$9,039,198
 - November 2021 an increased NTE \$15,136,567
 - Contract term is for 5 years starting November 12, 2020 and ending on November 11, 2025
- The Board approved CM Build/GMP contract for **Consigli** at Bellevue on;
 - November 2021 a NTE of \$120,918,083
 - May 2022 an increased NTE to \$140,339,695
 - Contract term started on December 3, 2021 and ended on March 21, 2023



MWBE Utilization Plan

Array's Utilization Plan Subcontracted Scopes of Work	Utilization Plan %
MEP, Structural, Hazmat, Cost estimating	32%

- Array has achieved 50.64% to date
- Vendor performance is good to date

AECOM Utilization Plan Subcontracted Scopes of Work	Utilization Plan %
Construction management, program controls, project administration services	34%

- AECOM has achieved 36% to date
- Vendor performance is satisfactory to date

Consigli's Utilization Plan Subcontracted Scopes of Work	Utilization Plan %
Resinous Flooring, Masonry, Plumbing, Door Frames & Hardware, HVAC, Drywall & Ceilings, Electric & Lighting, Painting, Plumbing	31%

- Consigli has achieved 37% to date
- Vendor performance is excellent to date



Capital Committee Request

The Office of Facilities Development and Correctional Health Services is seeking approval for the following contract amendments at Bellevue OTxHU:

- **Array** - Increase NTE by **\$1,960,238** increasing the total contract NTE from \$16,887,169 to \$18,847,407
- **AECOM** - Increase NTE by **\$1,498,738** increasing the total contract NTE from \$15,136,567 to \$16,635,305
- **Consigli** - Increase NTE by **\$19,629,719** increasing the total contract NTE from \$140,339,695 to \$159,969,414 and approve contract expiration change from March 31, 2023 to **December 31, 2023**



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

From: Tiffany Reid-Perez
Associate Counsel
Office of Legal Affairs



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

Solicitation: Contract Amendments for Bellevue OtxHU

Date: May 4, 2023

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, Inc.	Approved	Approved	30%
AECOM USA, Inc.	Approved	Approved	30%
Consigli Construction Co., Inc	Approved	Approved	30%

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

CONTRACT APPROVAL

WATER MAINTENANCE SERVICES

NALCO COMPANY, LLC

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to enter into a contract with Nalco Company, LLC (“Nalco”) to provide water management services and maintenance services of secondary disinfection systems across the System over a term of three (3) years with the System holding two (2) one (1) year renewal options for a base contract amount of ten million three hundred and ninety-five thousand dollars (\$10,395,000) including a 20% contingency of two million seventy-nine thousand dollars (\$2,079,000) for a not to exceed amount of twelve million four hundred seventy four thousand dollars (\$12,474,000).

WHEREAS, following the 2015 Legionella outbreak, City and State regulations were issued regarding water management currently that require registering and documenting the maintenance of System’s water towers, and performing an environmental assessment for each Acute Care and Post-Post Acute Care facility that would encompass the preparation and implementation of an annual sampling and management plan for Legionella, inclusive of control measures in the event of a Legionella exceedance; the System is also required to maintain a secondary disinfection system; and

WHEREAS, the System is currently utilizing the services of Nalco through its Premier GPO contract to provide water management services, the funding authorization of which shall expire in June 2023; and

WHEREAS, to procure the professional services to comply with the aforementioned requirements, the System issued a Request for Proposals on January 17, 2023 by posting it on City Record and sending it directly to two (2) vendors, namely, Nalco and Barclay Water Management Inc., a pre-proposal conference was conducted on January 31, 2023 with five (5) companies in attendance, two (2) firms submitted proposals, the evaluation committee gave Nalco the highest rating and the Contract Review Committee endorsed the recommendation to award the contract to Nalco; and

WHEREAS, Nalco’s water management services for the System received evaluations of “Good” or better based on past work performed for the System; and

WHEREAS, the assigned MWBE subcontracting plan is five percent (5%); and

WHEREAS, Nalco has subcontracted the services of AMC Services, LLC, a firm seeking MWBE certification, to perform twenty five percent (25%) of the water management services contract value; and

WHEREAS, if AMC Services, LLC fails to attain MWBE certification within a year of the contract award, Nalco shall subcontract services to a certified MWBE to meet the assigned five percent (5%) goal; and

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

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 Nalco to provide water management services across the System over a term of five (5) years for a base contract amount of ten million three hundred and ninety-five thousand

dollars (\$10,395,000) including a 20% contingency of two million seventy-nine thousand dollars (\$2,079,000) for a not to exceed amount of twelve million four hundred seventy four thousand dollars (\$12,474,000).

EXECUTIVE SUMMARY
SYSTEM-WIDE WATER QUALITY MANAGEMENT
CONTRACT WITH NALCO COMPANY LLC

- OVERVIEW:** The System requires the services of a professional services consultant to provide ongoing water quality assessment and management services in compliance with City and State regulations as relating to the prevention of the growth and spread of Legionnaires disease as well as to provide the maintenance of secondary disinfection systems.
- PROCUREMENT:** Although the System is currently using the services of Nalco by piggybacking off our Premier GPO contract, the funding authorization for such services is slated to expire in June, 2023. Furthermore, in lieu of leveraging the services of a third party through existing contracts such as Premier GPO, it was determined that more competitive proposals would yield in quality improvement as well as provide the System the opportunity to use our own terms and conditions. Accordingly, the System issued a Request for Proposals on January 17, 2023 directly to two (2) vendors, a pre-proposal conference was conducted on January 31, 2023 with five (5) companies in attendance, two (2) firms submitted proposals, the evaluation committee gave Nalco the highest rating and the Contract Review Committee endorsed the recommendation to award the contract to Nalco for an amount not to exceed ten million three hundred and ninety-five thousand dollars (\$10,395,000) including a 20% contingency of two million seventy-nine thousand dollars (\$2,079,000) for a total of twelve million four hundred seventy-four thousand dollars. (\$12,474,000).
- TERM:** Three (3) years with the System holding two (2) one (1) year renewal options.
- FINANCING:** The proposed work will be financed with expense funds.
- MWBE:** The vendor shall meet the assessed MWBE goal of five percent (5%), but aims to exceed it by subcontracting with AMC Services, LLC, for twenty five percent (25%) of the services. AMC Services, LLC is currently fast-tracking its application for MWBE certification though its imminent WBE certification in Connecticut.

Approval to Enter into Contract with NALCO for Water Management Services

Capital Committee
May 8, 2023

Manuel Saez, PhD., VP, OFD
Mahendranath Indar, AVP, OFD



Resolution

- Authorizing New York City Health and Hospitals Corporation (the “System”) to enter into a contract with Nalco Company, LLC (“Nalco”) to provide water management services and maintenance services of secondary disinfection systems across the System over a term of three (3) years with the System holding two (2) one (1) year renewal options for a base contract amount of ten million three hundred and ninety-five thousand dollars (\$10,395,000) including a 20% contingency of two million seventy-nine thousand dollars (\$2,079,000) for a not to exceed amount of twelve million four hundred seventy four thousand dollars (\$12,474,000).



- Due to the 2015 Legionella outbreak, new city and state regulations were issued regarding water management. NYC Health + Hospitals obtained services of a water management consultant to register and document maintenance of NYC Health + Hospitals' water towers.
- State DOH requires all hospitals (Acute Care) and residential health care facilities (Post-Acute Care) in New York State to perform an Environmental Assessment. This includes preparing and implementing a sampling and management plan for potable water systems to test for *Legionella*. This also includes instituting control measures in the event of a *Legionella* exceedance.
- NYC Health + Hospitals currently has a water management contract with Nalco that has a three year term - it began in April of 2020 and expires in June of 2023. This contract is available through the Premier GPO and was transitioned from JCI in 2016 for which there was no MWBE spend goal
- The total spend over the last five years for water management services and maintenance of secondary disinfections systems is \$13,040,417
 - \$11,790,417 for water management services,
 - \$1,250,000 for maintenance of secondary disinfection systems



RFP Criteria

- **Minimum criteria:**
 - Five years of experience in water treatment consulting in healthcare facilities
 - MWBE utilization plan, waiver, or certificate
 - Annual revenue of greater than \$2,000,000
 - Local office and staff based in New York City

- **Substantive Criteria**
 - 30% Cost
 - 30% Methodology
 - 25% Experience
 - 15% MWBE

- **Evaluation Committee:**
 - Assistant Director of Engineering, Elmhurst
 - Assistant Director of Engineering, Central Office/Water Management
 - Director of Engineering, Central Office/Life Safety
 - Director of Engineering/Support Services, Woodhull
 - Director of Engineering/Support Services, Harlem
 - Director of Engineering/Support Services, Jacobi
 - Director of Engineering/Support Services, Bellevue
 - Senior Director of Facilities, OFD
 - Assistant Vice President, OFD
 - Director of Operations, OFD
 - Director of Engineering/Support Services, Central Office



Overview of Procurement

- 01/17/23: RFP Posted on City Record, sent directly to 2 vendors
- 01/31/23: Pre-proposal conference held, five vendors attended
- 02/16/23: Proposal deadline, two proposals received
- 03/20/23: Vendors presented proposal solution to evaluation committee; Evaluation Committee debriefed on proposals
- 03/21/23: Scoring finalized; Due to the very close scoring of the two vendors, committee met and discussed the two vendor proposals, and Nalco was selected through a committee vote



Vendor Performance

<p>NYC HEALTH+ HOSPITALS</p> <p>Department of Supply Chain Vendor Performance Evaluation NALCO</p>	
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?	N/A
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

- Nalco has performed all services required to date with no issues
- Based on feedback from the facilities, NALCO is adding a second resource to help support this account



Contract Budget

Fiscal Year	Contract	Enrich Maintenance	Total	With 20% Contingency*
2024	\$ 1,875,000	\$ 204,000	\$ 2,079,000	\$ 2,494,800.0
2025	\$ 1,875,000	\$ 204,000	\$ 2,079,000	\$ 2,494,800.0
2026	\$ 1,875,000	\$ 204,000	\$ 2,079,000	\$ 2,494,800.0
2027	\$ 1,875,000	\$ 204,000	\$ 2,079,000	\$ 2,494,800.0
2028	\$ 1,875,000	\$ 204,000	\$ 2,079,000	\$ 2,494,800.0
Contract Value	\$ 9,375,000	\$ 1,020,000	\$ 10,395,000	\$ 12,474,000.0

*Contract contingency requested to cover new equipment and additional emergency cleanings when higher levels of Legionella detected.

Projected Savings

Services	Previous 5 Year Spend	Prospective 5 Year Spend	Total Savings (without contingency)
Water Management	\$11,790,417	\$9,375,000	\$2,415,417
Maintenance of Secondary Disinfection Systems	\$1,250,000	\$1,020,000	\$230,000
TOTAL SAVINGS	\$13,040,417.00	\$ 10,395,000.00	\$2,645,417*

*Projected savings does not include contract contingency since the previous agreements did not have contingency



MWBE Utilization Plan

Assigned Diverse Vendor Component Percentage: **5%**


Nalco's Utilization Plan

Subcontractor	Scope of work	Certification Type	Total %
AMC Services, LLC	Industrial Hygiene (Ice Machine)	<i>Pending</i>	25%
Total Diverse Vendor Component Percentage			25%

- Nalco has been working with AMC Services, LLC at NYC Health + Hospitals facilities to service ice machines, and anticipates 25% of overall contract value will go to this scope of work, exceeding the assigned 5%.
- AMC Services is not yet a certified WBE, however Nalco proactively asked AMC Services to begin the certification process with New York State.
- AMC Services expects to receive CT state WBE certification shortly, which will expedite the NYS process.
- Additionally, the vendor diversity team has facilitated a connection with NYC SBS to begin the MWBE application process there as well, with a request for expedited review.
- Should AMC Services not become certified within a year of the contract award, Nalco has agreed to subcontract services to a certified MWBE to at least meet the assigned 5% goal.



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

From: Tiffany Reid-Perez
Associate Counsel
Office of Legal Affairs 

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

Vendor: Nalco Company LLC

Date: May 4, 2023

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

Vendor Responsibility

Approved

EEO

Approved

MWBE

25% Utilization Plan

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

LICENSE AGREEMENT RENEWAL

WILLIAMSBURG HOUSING PRESERVATION, LP

333 ROEBLING STREET, BROOKLYN

FAMILY MEDICINE CLINIC

NYC HEALTH + HOSPITALS / GOTHAM

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a five-year renewal license agreement with Williamsburg Housing Preservation L.P. (the “**Licensor**”) for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the “**Licensed Premises**”), to operate a pediatric primary care and women’s health clinic (the “**Clinic**”) managed by NYC Health + Hospitals/Gotham Health at an annual occupancy fee of \$6,347 or \$3.64/rentable square feet, which will increase by 3% per year to reach \$4.10/rentable square foot over the term for a total occupancy fee over the five-year term of \$33,695 with each party having the right to terminate on thirty days’ notice without cause.

WHEREAS, the Licensed Premises is co-located at a housing project the (“**Project**”) owned and previously managed by the New York City Housing Authority (“**NYCHA**”); and

WHEREAS, Licensor is the long-term tenant of the Project under a lease with NYCHA; and

WHEREAS, in May 2020 the System entered into a three-year license agreement for the Licensed Premises pursuant to the authorization of the System’s Board of Directors given at its March 2020 meeting; and

WHEREAS, under the prior license agreement, the System initially paid \$5,808 annually that was annually escalated by 3% such that last year, the final year of the term, the System paid \$6,161.76 per year; and

WHEREAS, the System will pay its costs for electricity and water, in addition to the occupancy fee at approximately \$1.80/ft. and \$0.51/ft. for electricity and water, respectively; and

WHEREAS, responsibility for the operation of the Clinic will be with Gotham Health and the Senior Vice President for Ambulatory Care.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to execute ”) to execute a five-year renewal license agreement with Williamsburg Housing Preservation L.P. (the “**Licensor**”) for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the “**Licensed Premises**”), to operate a family medicine clinic (the “**Clinic**”) managed by NYC Health + Hospitals/Gotham Health at an annual occupancy fee of \$6,347 or \$3.64/rentable square feet, which will increase by 3% per year to reach \$4.10/rentable square foot over the term for a total occupancy fee over the five-year term of \$33,695 with each party having the right to terminate on thirty days’ notice without cause.

EXECUTIVE SUMMARY

GOTHAM HEALTH FQHC LICENSE RENEWAL FOR FAMILY MEDICINE CLINIC 333 ROEBLING STREET, BROOKLYN

OVERVIEW:

The System seeks authorization from its Board of Directors to execute a five-year renewal license agreement with the Licensor for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at the Licensed Premises, to operate the Clinic under the NYC Health + Hospitals/Gotham Health structure. The clinic is co-located within a NYCHA development. The Clinic is within the NYCHA owned Jonathan Williams Houses Project. Until 2020, NYCHA both owned and operated the Project. NYCHA has leased the Project to the Licensor. For nearly 20 years the System has occupied the Licensed Premises without any written agreement but only on a month to month basis and has paid nothing to NYCHA for its occupancy. Three years ago, the System made a license agreement with the Licensor which is now up for renewal.

NEED/PROGRAM:

The Clinic has been providing services to the Project and surrounding community since 1992. The program provides pediatric primary care and women's health services. The Clinic had approximately 2313 patient visits in 2022

TERMS:

The System will occupy approximately 1,742 rentable square feet of space. It will pay an initial occupancy fee of \$6,347 or \$3.64/rentable square feet plus about \$3,144 per year for electricity and \$900 per year for water for a total annual occupancy cost of \$10,391 to be escalated by 3% per year for a total occupancy cost of \$33,695 in license fees, \$15,678 for electricity and \$4,442.10 for water for a total cost over the five-year term of \$53,815.10. The proposed rates for the System's occupancy at \$3.64/ft., \$1.80/ft. and \$0.51/ft. for occupancy, electricity and water, respectively are each well below market rates

The proposed license agreement is terminable by either party without cause on thirty days' notice.

The current license terms as are indicated below. Water and electricity are estimated to grow at 3% per year

Year	Occupancy Fee	Electricity	Water	Total
1	\$6,346.56	\$3,144.00	\$900	\$9,490.56
2	\$6,537.00	\$3,238.32	\$927.00	\$9,775.32
3	\$6,733.08	\$3,335.47	\$954.81	\$10,068.55
4	\$6,935.04	\$3,435.53	\$983.45	\$10,370.57
5	\$7,143.12	\$3,538.60	\$1,013	\$10,681.72
				<u>\$50,386.72</u>



**Lease Request with
WILLIAMSBURG HOUSING PRESERVATION L.P
for 1742 Square Feet at
333 Roebling Street
Brooklyn NY, 11211**

**Capital Committee Meeting
May 8, 2023**

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



Capital Committee Request

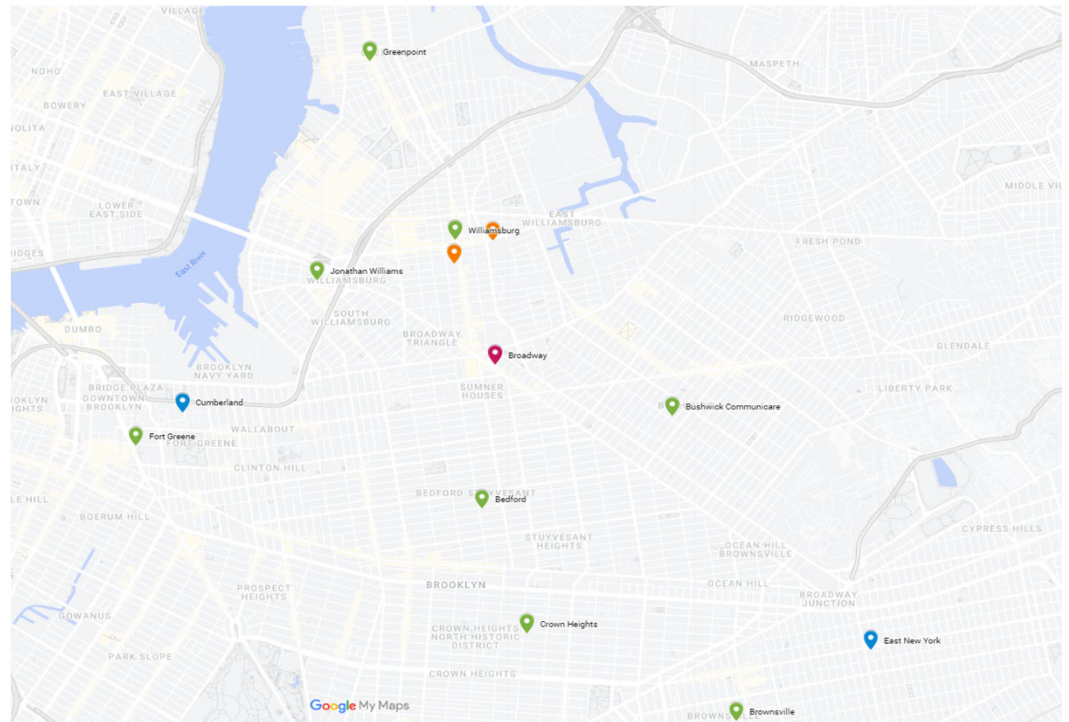
Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a five-year renewal license agreement with Williamsburg Housing Preservation L.P. (the “**Licensors**”) for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the “**Licensed Premises**”), to operate a pediatric primary care and women’s health clinic (the “**Clinic**”) managed by NYC Health + Hospitals/Gotham Health at an annual occupancy fee of \$6,347 or \$3.64/rentable square feet, which will increase by 3% per year to reach \$4.10/rentable square foot over the term for a total occupancy fee over the five-year term of \$33,695 with each party having the right to terminate on thirty days’ notice without cause.



Gotham Health operates 50 locations Citywide and 13 in Brooklyn

Gotham Health Community Practices

- Jonathan Williams (333 Roebling St.)
- Williamsburg (279 Graham Ave.)
- Greenpoint (875 Manhattan Ave)
- Bushwick (335 Central Ave)
- Bedford (485 Throop Ave)
- Ft. Greene (279 Flatbush Ave. Ext.)
- Brownsville (259 Bristol St.)
- Crown Heights (1218 Prospect Pl.)
- Broadway (815 Broadway)
- Cumberland (100 North Portland Avenue)
- East New York (2049 Pitkin Avenue)
- School Based Health- Grand Street (850 Grand Street)
- School Based Heath IS 49 (223 Graham Avenue)



Jonathan Williams - 333 Roebling Street

Clinic services include Pediatric Primary Care and Women's Health Services

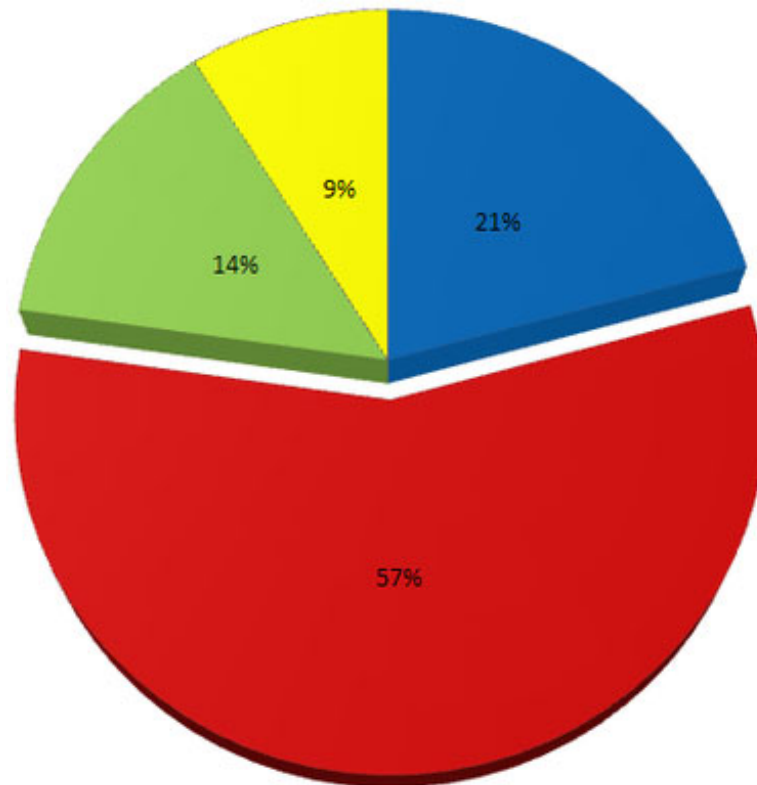
- Co-located within a major affordable housing campus off of the Williamsburg Bridge.
- Gotham Health Jonathan Williams Clinic has occupied the 1st floor of the Williams Plaza housing campus for over 20 years.
- 2,313 Patient visits in 2022
- Occupying 1,742 Sq. Ft.



Background: Jonathan Williams

Provides services to a diverse grouping of ethnicities with the predominance being the Hasidic Jewish Community

- Hasidic Jewish Community
- Hispanics / Latinos
- African American/Caribbean
- Asians / Other



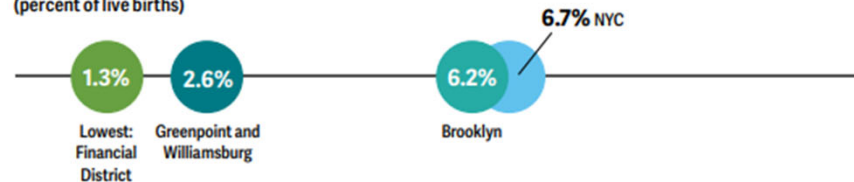
Community Health Profile

According to the DOHMH 2018 Community Health Profile of Greenpoint and Williamsburg Community District 1,

- Pregnancy Outcomes -- In Greenpoint and Williamsburg, the rate of expectant mothers receiving late or no prenatal care is lower than the citywide rate.
- One in 19 births to Greenpoint and Williamsburg residents is preterm (three or more weeks before the due date), lower than the citywide rate.

LATE OR NO PRENATAL CARE

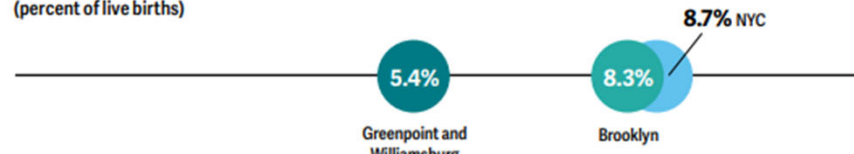
(percent of live births)



Source: NYC DOHMH, Bureau of Vital Statistics, 2015

PRETERM BIRTHS

(percent of live births)



Preterm birth is a key driver of infant death.



Children's Hospitalizations and Emergency Department Visits



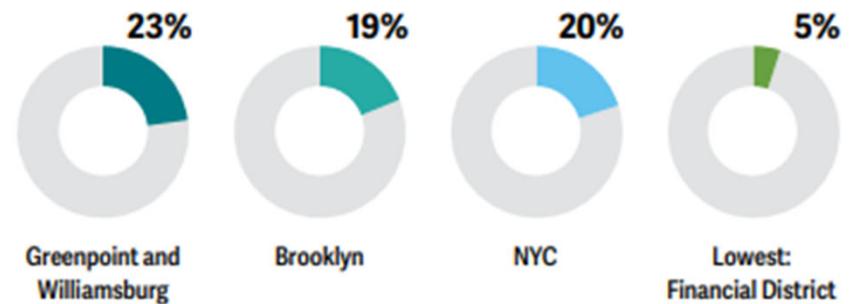
Maternal and Child Health

Childhood obesity

Twenty-three percent of **Greenpoint and Williamsburg** children in grades K through 8 have obesity. This is similar to the citywide rate of one in five.

CHILDHOOD OBESITY

(percent of public school children in grades K through 8)



Source: NYC Department of Education, 2016-2017



Lease Terms and Payments

This resolution requests authorization to enter into a 5 year license agreement for 1,742 square feet at 333 Roebling Street, Brooklyn

- Term: 5 years
- Base Rent: \$3.64 per square foot; 3% escalation each year.
- The rent is below market.
 - First year’s rent will be \$6,347 (\$529.88 per month)
 - Over 5 years, the base rent costs will be \$33,695.
- Tenant is responsible for their own operating expenses.
 - Water: \$900 per year (\$75 per month)
 - Electricity: \$3144 per year (\$262 per month)
 - Real Estate Tax: \$0

Year	Occupancy Fee	Electricity	Water	Total
1	\$6,346.56	\$3,144.00	\$900	\$10,390.56
2	\$6,537.00	\$3,238.32	\$927	\$10,702.32
3	\$6,733.08	\$3,335.47	\$954.81	\$11,023.36
4	\$6,935.04	\$3,435.53	\$983.45	\$11,354.03
5	\$7,143.12	\$3,538.60	\$1,013	\$11,694.68
				\$55,164.95



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a five-year renewal license agreement with Williamsburg Housing Preservation L.P. (the “**Licensors**”) for use and occupancy of approximately 1,742 rentable square feet of space located on the first floor at 333 Roebling Street, Brooklyn (the “**Licensed Premises**”), to operate a pediatric primary care and women’s health clinic (the “**Clinic**”) managed by NYC Health + Hospitals/Gotham Health at an annual occupancy fee of \$6,347 or \$3.64/rentable square feet, which will increase by 3% per year to reach \$4.10/rentable square foot over the term for a total occupancy fee over the five-year term of \$33,695 with each party having the right to terminate on thirty days’ notice without cause.



LICESNSE AGREEMENTS

EVERYTABLE, PBC

FOOD OPERATIONS

NYC HEALTH + HOSPITALS / SOUTH BROOKLYN HEALTH

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year license agreement with Everytable, PBC (“**Everytable**”) for its use and occupancy of approximately 381 square feet at NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn Health**”) for a retail food operation at an initial rate of \$28/square foot or \$10,668 per year to increase by 2% per year for a total occupancy fee over the term of \$55,516.70 with such agreement to be terminable by each party on thirty days’ notice without cause.

WHEREAS, South Brooklyn Health needs additional retail food services to meet the needs of staff and visitors because it currently has only one food service vendor which is located in its original building and has none in its new Ruth Bader Ginsberg Hospital; and

WHEREAS, the System’s primary goal in establishing retail food service operations is to ensure affordable and healthy food for its staff and visitors and not to maximize the revenue; and

WHEREAS, Everytable offers inexpensive but healthy food using a retail food service model in which food is prepared remotely and delivered daily to its outlets thus requiring less space in which to operate thereby keeping its costs and prices low; and

WHEREAS, South Brooklyn Health joined with two other System facilities in searching for food vendors, participated in taste tastings, entertained competing proposals and chose Everytable as offering the best food and best value; and

WHEREAS, responsibility for the operation of the proposed food service operation and administering the proposed agreement will be with the Executive Director of South Brooklyn Health.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign a five-year license agreement with Everytable, PBC (“**Everytable**”) approximately 381 square feet at NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn Health**”) for a retail food operation at an initial rate of \$28/square foot or \$10,668 per year to increase by 2% per year for a total occupancy fee over the term of \$55,516.70 with such agreement to be terminable by each party on thirty days’ notice without cause.

EXECUTIVE SUMMARY

EVERYTABLE PBC LICENSE AGREEMENT FOR FOOD SERVICE OPERATIONS AT NYC HEALTH + HOSPITALS/SOUTH BROOKLYN HEALTH

OVERVIEW: South Brooklyn Health needs additional retail food services to meet the needs of staff and visitors because it currently has only one food service vendor (Andy's of Kings County approved in July 2022) which is located in its original building and has none in its new Ruth Bader Ginsberg Hospital. South Brooklyn Health joined with two other System facilities in performing informal searches for appropriate vendors over many months. They received presentations and taste testings, considered the very low prices of the Everytable menus and healthy quality of the food and all determined that Everytable was the best choice for their facility.

VENDOR: Everytable is a Delaware Public Benefit Corporation with operations in
BACKGROUND: Los Angeles, California and New York City. The company grew out of a non-profit organization focused on addressing food related health problems in South LA. Everytable's mission is to transform the food system to make fresh, nutritious food accessible to everyone, everywhere. The food is prepared in a central kitchen in Brooklyn from which there are daily delivery of fresh food.

TERMS: The proposed agreement will be for five years and will be terminable by each party without cause on thirty days' notice. The three agreements will have similar menus and the same restriction on increases in prices, except as necessary to keep up with increases in the CPI. Though the menus will be similar, there will be variations to account for local cultural difference and preferences.

Everytable will be licensed approximately 381 square feet at South Brooklyn Health at an initial rate of \$28/square foot or \$10,668 per year to increase by 2% per year for a total occupancy fee over the term of \$55,516.70.

1 2950 Avenue X
Brooklyn, NY 11235 - South Brooklyn Submarket



LEASE	
SF Leased:	500 SF
Sign Date:	Aug 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	A

RENTS	
Asking Rent:	\$46.80/MG
Starting Rent:	\$48.00/MG
Effective Rent:	\$45.89/MG

LEASE TERM	
Start Date:	Oct 2021
Expiration Date:	Oct 2023
Lease Term:	5 Years

PROPERTY EXPENSES	
Taxes:	\$9.12/SF (2021)

2 2080 West St
Brooklyn, NY 11223 - Gravesend Submarket



TENANT	
Tenant Name:	Ross Convenient Store
Industry:	Accommodation and Food Services

LEASE	
SF Leased:	600 SF
Sign Date:	Aug 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$42.00/MG
Starting Rent:	\$42.00/MG
Effective Rent:	\$42.00/MG

LEASE TERM	
Start Date:	Sep 2021
Expiration Date:	Aug 2026
Lease Term:	5 Years

PROPERTY EXPENSES	
Taxes:	\$3,801.35/Unit (2021)

LICESNSE AGREEMENTS

EVERYTABLE, PBC

FOOD OPERATIONS

NYC HEALTH + HOSPITALS / METROPOLITAN

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year license agreement with Everytable, PBC (“**Everytable**”) for its use and occupancy of 414 square feet at NYC Health + Hospitals/Metropolitan (“**Metropolitan**”) for a retail food operation at an initial rate of \$50/square foot or \$20,000 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63 such agreement to be terminable by both parties on thirty days’ notice without cause.

WHEREAS, Metropolitan has had no food service vendor since the beginning of the Covid pandemic in Spring 2020 despite attempts to negotiate agreements with several potential vendors; and

WHEREAS, the System’s primary goal in establishing retail food service operations is to ensure affordable and healthy food for its staff and visitors and not to maximize the revenue; and

WHEREAS, Everytable offers inexpensive but healthy food using a retail food service model in which food is prepared remotely and delivered daily to its outlets thus requiring less space in which to operate thereby keeping its costs and prices low; and

WHEREAS, Metropolitan joined with two other System facilities in searching for food vendors, participated in taste tastings, entertained competing proposals and chose Everytable as offering the best food and best value; and

WHEREAS, responsibility for the operation of the proposed food service operation and administering the proposed agreement will be with the Metropolitan Executive Director.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign a five-year license agreement with Everytable, PBC (“**Everytable**”) for its use and occupancy of 414 square feet at NYC Health + Hospitals/Metropolitan (“**Metropolitan**”) for a retail food operation at an initial rate of \$50/square foot or \$20,000 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63 such agreement to be terminable by each party on thirty days’ notice without cause.

EXECUTIVE SUMMARY

EVERYTABLE PBC LICENSE AGREEMENT FOR FOOD SERVICE OPERATIONS AT NYC HEALTH + HOSPITALS/METROPOLITAN

OVERVIEW: Metropolitan needs additional food services for staff and visitors. Metropolitan has been without any food services since the onset of Covid in March 2020. Metropolitan joined with two other facilities in performing informal searches for appropriate vendors over many months. The facilities received presentations and taste tastings, considered the very low prices of the Everytable menus and healthy quality of the food and each determined that Everytable was the best choice for their Facility.

**VENDOR:
BACKGROUND:** Everytable is a Delaware Public Benefit Corporation with operations in Los Angeles, California and New York City. The company grew out of a non-profit organization focused on addressing food related health problems in South LA. Everytable's mission is to transform the food system to make fresh, nutritious food accessible to everyone, everywhere. The food is prepared in a central kitchen in Brooklyn from which there are daily delivery of fresh food.

TERMS: The proposed agreement will be for five years and will be terminable by each party without cause on thirty days' notice. The three agreements will have similar menus and the same restriction on increases in prices, except as necessary to keep up with increases in the CPI. Though the menus will be similar, there will be variations to account for local cultural difference and preferences.

Everytable will be licensed 414 square feet for its retail food operation at an initial rate of \$50/square foot or \$20,000 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63414 square feet.

1 1758 First Ave

New York, NY 10128 - Yorkville Submarket



TENANT

Tenant Name:	[REDACTED]
Industry:	Retailer

LEASE

SF Leased:	500 SF
Sign Date:	Oct 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	\$156.00/MG
Starting Rent:	\$120.00/MG
Effective Rent:	\$120.00/MG

LEASE TERM

Start Date:	Nov 2022
Expiration Date:	Nov 2032
Lease Term:	10 Years

PROPERTY EXPENSES

Taxes:	\$9,352.06/Unit (2021)
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2 1281 Madison Ave

New York, NY 10128 - Upper East Side Submarket



LEASE

SF Leased:	715 SF
Sign Date:	Sep 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	\$180.00
Starting Rent:	\$117.48
Effective Rent:	\$112.31

LEASE TERM

Start Date:	Sep 2022
Expiration Date:	Sep 2024
Lease Term:	2 Years

PROPERTY EXPENSES

Taxes:	\$12.26/SF (2021)
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3

1594 Third Ave

New York, NY 10128 - Carnegie Hill Submarket

★★★★☆



LEASE	
SF Leased:	400 SF
Sign Date:	Jun 2022
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Asking Rent:	\$120.00
Starting Rent:	\$126.00
Effective Rent:	\$126.00

LEASE TERM	
Start Date:	Jul 2022
Expiration Date:	Jul 2027
Lease Term:	5 Years

PROPERTY EXPENSES	
Taxes:	\$7,289.85/Unit (2021)

4

1557 Lexington Ave

New York, NY 10029 - East Harlem Submarket

★★★★☆



LEASE	
SF Leased:	700 SF
Sign Date:	Sep 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor

RENTS	
Starting Rent:	\$90.00/MG
Effective Rent:	\$90.00/MG

LEASE TERM	
Start Date:	Oct 2021
Expiration Date:	Sep 2026
Lease Term:	5 Years

PROPERTY EXPENSES	
Taxes:	\$5,560.91/Unit (2021)

5 159 E 92nd St
New York, NY 10128 - [REDACTED]



TENANT

Tenant Name: [REDACTED]
Industry: Retailer

LEASE

SF Leased: 400 SF
Sign Date: Jul 2021
Space Use: Retail
Lease Type: Direct
Floor: 1st Floor
Suite: A

RENTS

Asking Rent: \$165.00/MG
Starting Rent: \$110.00/MG
Effective Rent: \$110.00/MG

LEASE TERM

Start Date: Aug 2021
Expiration Date: Aug 2031
Lease Term: 10 Years

PROPERTY EXPENSES

Taxes: \$10,525.16/Unit (2021)

LICESNSE AGREEMENTS

EVERYTABLE, PBC

FOOD OPERATIONS

NYC HEALTH + HOSPITALS / JACOBI

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year license agreement with Everytable, PBC (“**Everytable**”) for its use and occupancy of approximately 1,000 square feet at NYC Health + Hospitals/Jacobi (“**Jacobi**”) for retail food operations at an initial rate of \$25/square foot or \$25,000 per year to increase by 2% per year for a total occupancy fee over the term of \$130,101 with such agreement to be terminable by each party on thirty days without cause.

WHEREAS, Jacobi needs additional retail food services to meet the needs of staff and visitors because it currently has only one and that one may discontinue its operations in the near future; and

WHEREAS, the System’s primary goal in establishing retail food service operations is to ensure affordable and healthy food for its staff and visitors and not to maximize the revenue; and

WHEREAS, Everytable offers inexpensive but healthy food using a retail food service model in which food is prepared remotely and delivered daily to its outlets thus requiring less space in which to operate thereby keeping its costs and prices low; and

WHEREAS, Jacobi joined with three other System facilities in considering alternative food vendors, participated in taste tastings, entertained competing proposals and all chose Everytable as offering the best food and best value; and

WHEREAS, responsibility for the operation of each of the proposed food service operations and administering their agreements will be with the Executive Director of Jacobi.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign a five-year license agreement to sign a five-year license agreement with Everytable, PBC (“**Everytable**”) for its use and occupancy of approximately 1,000 square feet at NYC Health + Hospitals/Jacobi (“**Jacobi**”) for retail food operations at an initial rate of \$25/square foot or \$25,000 per year to increase by 2% per year for a total occupancy fee over the term of \$130,101 with such agreement to be terminable by each party on thirty days without cause.

EXECUTIVE SUMMARY

EVERYTABLE PBC LICENSE AGREEMENT FOR FOOD SERVICE OPERATIONS AT NYC HEALTH + HOSPITALS/JACOBI

OVERVIEW: Jacobi needs additional retail food services to meet the needs of staff and visitors because it currently has only one and that one may discontinue its operations in the near future. Jacobi joined with two other facilities in performing informal searches for appropriate vendors over many months. The facilities received presentations and taste tastings, considered the very low prices of the Everytable menus and healthy quality of the food and each determined that Everytable was the best choice for their Facility.

**VENDOR:
BACKGROUND:** Everytable is a Delaware Public Benefit Corporation with operations in Los Angeles, California and New York City. The company grew out of a non-profit organization focused on addressing food related health problems in South LA. Everytable's mission is to transform the food system to make fresh, nutritious food accessible to everyone, everywhere. The food is prepared in a central kitchen in Brooklyn from which there are daily delivery of fresh food.

TERMS: The proposed agreement will be for five years and will be terminable by each party without cause on thirty days' notice. The three agreements will have similar menus and the same restriction on increases in prices, except as necessary to keep up with increases in the CPI. Though the menus will be similar, there will be variations to account for local cultural difference and preferences.

Everytable will be licensed approximately 1,000 square feet at Jacobi at an initial rate of \$25/square foot or \$25,000 per year to increase by 2% per year for a total occupancy fee over the term of \$130,101.

Lease Comps Summary

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

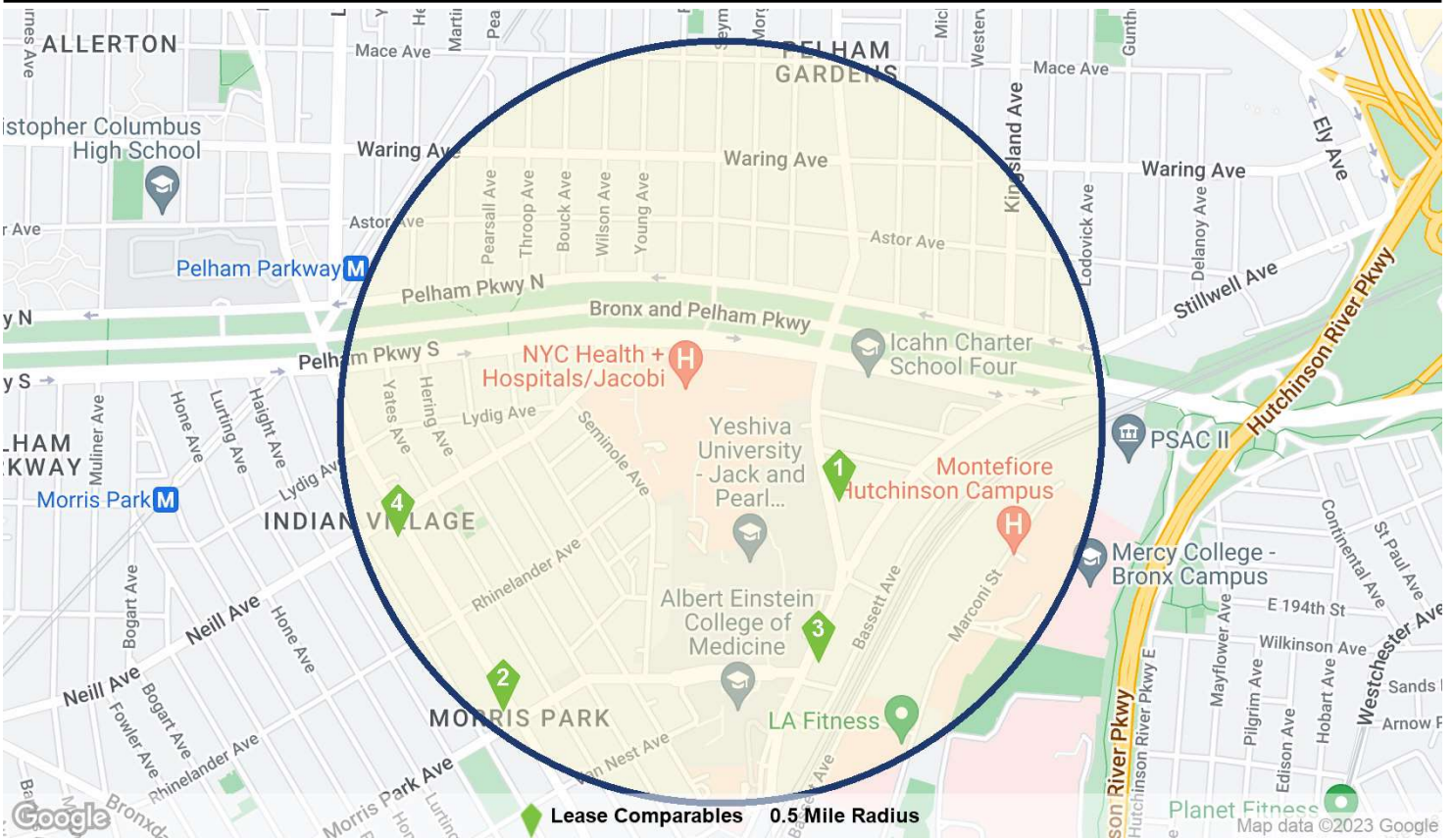
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11

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	-	-	-	-	-
NNN Starting Rent Per SF	-	-	-	-	-
NNN Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	-	-	-	-	-
TI Allowance	-	-	-	-	-
Months Free Rent	1	2	2	2	2

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	5	5	11	8	22
Deal Size	6	520	795	850	1,000
Lease Deal in Months	6	60.0	64.0	60.0	84.0
Floor Number	6	1	1	1	2

Lease Comps Summary

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 2040-2046 Eastchester Rd	★★★★★	1,000	1st	7/23/2022	New	\$33.60/mg	Effective
2 1801-1807 Williamsbridg...	★★★★★	520	1st	3/21/2019	New	\$41.54/mg	Effective
2 1801-1807 Williamsbridg...	★★★★★	550	1st	8/2/2016	New	\$46.62/mg	Effective
3 1888-1892 Eastchester Rd	★★★★★	1,000	1st	6/1/2016	New	\$54.00/mg	Effective
3 1888-1892 Eastchester Rd	★★★★★	950	1st	2/1/2016	New	\$50.53/mg	Effective
4 1965 Williamsbridge Rd	★★★★★	750	2nd	10/1/2015	New	\$31.69/fs	Effective

Everytable
License Agreements
**NYC Health + Hospitals/
Metropolitan Hospital
Jacobi Hospital
and South Brooklyn
Health**

Capital Committee
May 8, 2023

Leora Jontef, Assistant Vice President
Jeremy Berman, Deputy Counsel



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign five-year license agreements with Everytable, PBC (“**Everytable**”) for its use and occupancy of space in each of three System facilities (the “**Facilities**”) for retail food operations with each agreement to be terminable by both parties on thirty days without cause as follows:

Approximately 414 square feet at NYC Health + Hospitals/Metropolitan (“**Metropolitan**”) at an initial rate of \$50/square foot or \$20,000 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63;

Approximately 1,000 square feet at NYC Health + Hospitals/Jacobi (“**Jacobi**”) at an initial rate of \$25/square foot or \$25,000 per year to increase by 2% per year for a total occupancy fee over the term of \$130,101; and

Approximately 381 square feet at NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn Health**”) at an initial rate of \$28/square foot or \$10,668 year to increase by 2% per year for a total occupancy fee over the term of \$55,516.70.



- Convenient onsite food options is important to staff and patient satisfaction.
 - Many facilities are not near retail corridors
 - Work schedules require easy access to food 24/7
 - Healthy food options are core to H+H values
 - Cost conscious pricing allows access to all hospital visitors
 -
- COVID caused several food service vendors to close within the system, leaving many hospitals without food services or with old operations in need of updating.
- Metropolitan, South Brooklyn Health, and Jacobi all are in untenable situations:
 - Jacobi is losing their current food service vendor this year
 - Metropolitan has no food service vendor
 - South Brooklyn Health needs a vendor for the new tower



NYC HEALTH+ HOSPITALS Selection Process

- Each facility independently selects the vendors that suit their patient and staff needs taking into consideration:
 - evaluating menus for healthy options
 - ability to provide culturally sensitive foods
 - pricing and tastings
 - cultural sensitivities
 - 24/7 operations
- The three hospitals diligently searched for the best candidate to provide food services, including presentations and sampling food offerings
 - Metropolitan attempted to bring in two local companies but both failed to materialize.
 - Jacobi considered three other vendors
- After considering other vendors, three facilities chose Everytable due to their ability to have 24/7 operations and offer low prices
- Under the System's rules, real estate space license agreements, such as the proposed agreements, do not require an RFP



NYC HEALTH+ HOSPITALS Food Vendor: Everytable

- Everytable, PBC is a Delaware Public Benefit Corporation with operations in Los Angeles and New York City.
 - Grew out of a non-nonprofit organization focused on addressing food related health problems in South LA.
 - Everytable's mission is to transform the food system to make fresh, nutritious food accessible to everyone, everywhere.
 - Currently has 8 stores in NYC
- Operates a central prep kitchen in Brooklyn with guaranteed daily delivery of fresh food
- Operations at facilities will be 24/7; 365 days
- Metropolitan, South Brooklyn Health and Jacobi will offer the same menu of fresh food
 - Hot breakfast and bakery items \$1.50-\$5.95
 - Fresh salads with homemade dressings \$6.95-\$8.45
 - Hot plates, sandwiches and wraps; Soups, stews, sides \$5.00 - \$8.95
 - Full complement of snacks, desserts, fountain drinks, bottles, cans, hot and iced coffee and tea. \$1.89 - \$3.75
 - Culturally sensitive foods, such as Kosher and Halal options, will be offered
- Price range is \$1.50 - \$8.45.



Jacobi

- Jacobi Hospital: 5,500 staff, patients and visitors daily
- Currently has only one food vendor – not enough for a big campus – and that vendor may discontinue operations in the near future

- Location: 1000 square feet on 1st Floor of Building 1
- Everytable will construct a new space and provide all equipment

- Rent: \$25/SF
 - Term: 5 years
 - Year 1 rent: \$25,000 with 2% escalation each year
 - Total rent over 5 years \$130,101

- Agreement may be terminated upon thirty days' notice
- All price increases above CPI increases must be approved by facility

Year	Amount
1	\$25,000
2	\$25,500
3	\$26,010
4	\$26,530
5	\$27,060
Total	\$130,101



Metropolitan

- Metropolitan Hospital: 3,000 staff, patients and visitors daily
- Has had no food vendor since 2020 despite several efforts to bring in a vendor

- Location: 414 square feet on 1st Floor of the Main Building in the old Gift Shop near 1st Ave Entrance

- Everytable will construct a new space and provide all equipment
- Rent: \$50/SF
 - Year 1 rent: \$20,700
 - Term: 5 years with 2% escalation each year
 - Total rent over 5 years \$107,723.63

- Agreement may be terminated upon thirty days notice
- All price increases other than those to keep pace with CPI increases must be approved by facility

Year	Amount
1	\$ 20,700
2	\$ 21,114
3	\$ 21,536
4	\$ 21,967
5	\$ 22,406
Total	\$107,723.63



South Brooklyn Health

- South Brooklyn Health: 4,000 staff, patients and visitors daily
- Has only a food vendor in original building and needs one in new RBG Hospital
- Location: 381 square feet space at the Tower Building Lobby (former Gift Shop)
- Everytable will construct a new space and provide all equipment
- Rent: \$28/SF
 - Term: 5 years
 - Year 1 rent: \$10,668 2% escalation
 - Total rent over 5 years \$55,516.70
- Agreement may be terminated on 30 days' notice
- All price increases, other than to keep up with CPI increases, must be approved by facility

Year	Amount
1	\$ 10,668
2	\$ 10,881
3	\$ 11,099
4	\$ 11,321
5	\$ 11,547
Total	\$55,516



Capital Committee Request

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign five-year license agreements with Everytable, PBC (“**Everytable**”) for its use and occupancy of space in each of three System facilities (the “**Facilities**”) for retail food operations with each agreement to be terminable by both parties on thirty days without cause as follows:

Approximately 414 square feet at NYC Health + Hospitals/Metropolitan (“**Metropolitan**”) at an initial rate of \$50/square foot or \$20,000 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63;

Approximately 1,000 square feet at NYC Health + Hospitals/Jacobi (“**Jacobi**”) at an initial rate of \$25/square foot or \$25,000 per year to increase by 2% per year for a total occupancy fee over the term of \$130,101; and

Approximately 381 square feet at NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn Health**”) at an initial rate of \$28/square foot or \$10,668 year to increase by 2% per year for a total occupancy fee over the term of \$55,516.70.

