

CAPITAL COMMITTEE
MEETING AGENDA

June 5, 2023

11:00 AM

50 Water Street, 17th floor Boardroom

CALL TO ORDER

Feniosky Peña-Mora

- ADOPTION OF MINUTES – May 8, 2023

Feniosky Peña-Mora

- VICE PRESIDENT'S REPORT

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Manuel Saez**
Authorizing New York City Health and Hospitals Corporation (the "System") to enter into a license agreement with the Fire Department of the City of New York ("FDNY") for the license of the Staff House which contains approximately 21,700 square feet of space together with its grounds (the "Staff House") on the campus of NYC Health + Hospitals/Sea View ("Sea View") for a term of 40 years provided that either party may terminate the license for its convenience on 30-days' notice with the occupancy fee waived.

Vendex: NA

EEO: NA

- **Resolution** **Manuel Saez**
Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a Customer Installation Commitment ("CIC") with the New York Power Authority ("NYPA") for an amount not-to-exceed \$12,751,041, including an 11% construction contingency of \$995,591, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for the Comprehensive Energy Efficiency Upgrades at New York City Health + Hospitals/McKinney, (the "Project").

Vendex: NA

EEO: NA

- **Resolution** **Manuel Saez**
Authorizing New York City Health and Hospitals Corporation (the "**System**") to a sign license agreement renewal with the New York City Department of Parks and Recreation ("**Parks**") for Parks to use approximately 13,000 square feet on the site of the former Neponsit Hospital in the Rockaways for a lifeguard station for a term of five years with the occupancy fee waived and with each party having a right of termination for its convenience.

Vendex: NA

EEO: NA

- **Resolution**

Manuel Saez

Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a design-build contract with Fresh Meadow Mechanical Corp, (the “Contractor”) to provide a boiler plant upgrade at Harlem Hospital over a term of three years with the NYC Health + Hospitals for an amount not to exceed \$36,584,712, including a funding contribution from New York City Department of Citywide Administrative Services (“DCAS”) in the amount of \$13,782,718 with a 7% project contingency of\$2,496,301.

Vendex: PENDING**EEO:** PENDING**OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

CAPITAL COMMITTEE MINUTES

May 8, 2023

Capital Committee Meeting - May 8, 2023

As reported by: José Pagán

Committee Members Present: Dr. Mitchell Katz, José Pagán, Sally Hernandez-Piñero

Mr. José Pagán called the meeting to order at 10:08 a.m.

Mr. Pagán called for a motion to approve the March 13, 2023 minutes of the Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on Mach 13, 2023, were unanimously approved.

First on the agenda - Theodore Long, MD read the 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.

Theodore Long, MD, MHS, Senior Vice President, Ambulatory Care and Population Health, and Executive Director of Test & Trace Corps., narrated a presentation providing detailed background information including current services available and health data in Brooklyn, anticipated services, location selection, plans for build-out, and lease terms.

Sally Hernandez-Piñero inquired about the launch of small clinics to address specific needs of the community. Dr. Long explained the that the services in this and other clinics in based on community feedback and healthcare needs.

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

Mr. Saez read the resolutions:

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.

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.

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.

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, Office of Facilities Development, who narrated a presentation providing background information, overview of proposed amendments, contract terms, MWBE status, and project budgets.

Sally Hernandez-Piñero expressed concerns about the additional changes and the extension of time and asked if the reference to new requirements was a request that came from the State.

Dr. Katz explained that the request came from the Department of Corrections. He stated that the design was approved with the prior Department of Corrections leadership and it was sent to the State for approval and now the new leadership at the Department of Corrections had requested some changes be made to meet different requirements.



Mr. Gonzalez noted that the interpretation of the requirements was the issue. Prior leadership interpreted one way and new leadership interpreted another way and this revised design will now go to the State for review. He noted that the New York City Office of Management and Budget (OMB) approval was for Capital eligibility but the full budget has been allocated by OMB already. This is not new money, this is reallocation of funds.

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

Mr. Saez read the 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).

Mr. Saez narrated a presentation providing background information, overview of services, details on the negotiation including fee terms, contract terms, the RFP criteria, overview, evaluation on each vendor, vendor performance, contract budget, and a detailed MWBE utilization plan.

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

Leora Jontef, Assistant Vice President, Housing and Real Estate, read the resolutions:

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 ("South Brooklyn") 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.

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.

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.

Ms. Jontef narrated a presentation providing background information on food services at the facilities, details on the negotiation including fee terms, contract terms, overview of services, and selection process. Ms. Jontef was joined by representatives from NYC H+H / Jacobi & Metropolitan.

Sally Hernandez-Piñero asked when the locations would be operational. Ms. Jontef said as soon as all the proper channels provided approval and the spaces were built-out. Hopefully within 8-10 weeks.

Sally Hernandez-Piñero asked if the company previously providing services at Jacobi chose to no longer operate at the site. Jordana Bailey, Deputy Executive Director, NYC H+H/Jacobi said that the previous vendor, Au Bon Pain, was preparing to transition to Panera, so the facility included them in their vendor outreach but their proposal came back with higher prices and fewer healthy food options.

Dr. Katz noted that food services had been an issue throughout the system because of the needs for service during off-hours and there had been a struggle to maintain services for staff and patients.

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

VICE PRESIDENT REPORT

Manuel Saez provided the Vice President's for the Office of Facilities Development.

Mr. Saez provided updates on several key initiatives.

He stated that after the recent fire at Metropolitan Hospital last month where the department had to shift to emergency generator power, they had completed the first phase of work and were now back on full utility power. There was additional work to be done to improve infrastructure, but he was proud of the team for solving the first



hurdle quickly and efficiently without major interruption to clinical services.

The department continued 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 were currently being completed at the Ruth Bader Ginsburg Building at South Brooklyn and the team was awaiting a final opening date.

He noted that a number of facility projects had been recently completed: 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 would be complete before beach season, leaving only the grading and planting in the summer and fall respectively.

There being no further business, the Committee Meeting was adjourned at 10:48 a.m.

VICE PRESIDENT'S REPORT

Manny Saez Vice President Report

This month, we have several updates on Key Initiatives for the Office of Facility Development. It has been a busy month at Bellevue, as our teams were to work closely with our contractor partners install and operate a new west cooling tower at Bellevue. The groups work collaboratively and expeditiously to achieve a tremendous team driven accomplishment. In addition, Bellevue successfully completed the Joint Commission Survey.

We are concluding our first year of ACE mentorship participation. Our energetic group of high schoolers designed a state-of-the-art nurse's office as their final project and we will be presented to a panel of ACE mentors. Our team at OFD had a great time teaching these students the essentials of design, construction, and maintenance in the healthcare industry.

Ruth Bader Ginsburg at South Brooklyn Hospital has officially opened and we are currently transitioning mechanical systems and working through punch lists in to meet the completion goals of this state-of-the-art facility.

We have four items this month: Boiler Plant Upgrade at Harlem Hospital, Energy Efficient Upgrade at McKinney, a License Agreement with Parks to operate a Lifeguard Trailer at the Former Neponsit Hospital, and a License Agreement with FDNY to convert a Sea View campus building into a training center.

The Boiler Plant Upgrade at Harlem is a first of its kind for OFD – it is the first design build project we are bringing for board approval. Design build is a streamlined capital process that will allow us to efficiently initiate and complete projects by contractually allowing designer the builder to collaborate throughout the project. We are very excited about this and it is the first of many more design build projects to come.

LICESNSE AGREEMENT

FIRE DEPARTMENT OF THE CITY OF NEW YORK

STAFF HOUSE & GROUNDS

NYC HEALTH + HOSPITALS / SEA VIEW

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to enter into a license agreement with the Fire Department of the City of New York (“**FDNY**”) for the license of the Staff House which contains approximately 21,700 square feet of space together with its grounds (the “**Staff House**”) on the campus of NYC Health + Hospitals/Sea View (“**Sea View**”) for a term of 40 years provided that either party may terminate the license for its convenience on 30-days’ notice with the occupancy fee waived.

WHEREAS, the Staff House is currently unused and in need of repair and renovation; and

WHEREAS, Sea View’s campus is large and continues to be under-utilized although; there are over a dozen third parties licensing or leasing space on the campus; and

WHEREAS, the unoccupied and deteriorating buildings on Sea View’s campus are a drain on the hospital’s facility management resources and so it is helpful to have third-parties take over the responsibility for repair, maintenance and improvements of such structures; and

WHEREAS, Sea View benefits in a general manner from having more activity on its campus to make it a livelier place that can potentially support staff-oriented services; and

WHEREAS, FDNY needs space for training its employees, many of whom reside on Staten Island; and

WHEREAS, FDNY intends to upgrade the Staff House with exterior and interior improvements and will create a paved parking lot for its staff to use so that Sea View staff will not lose any parking; and

WHEREAS, FDNY will take full responsibility for the operation, repair and maintenance of the Staff House; and

WHEREAS, the Sea View Executive Director will be responsible for the management of the proposed license agreement.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to enter into a license agreement with the Fire Department of the City of New York (“**FDNY**”) for the license of the Staff House which contains approximately 21,700 square feet of space together with its grounds (the “**Staff House**”) on the campus of NYC Health + Hospitals/Sea View (“**Sea View**”) for a term of 40 years provided that either party may terminate the license for its convenience on 30-days’ notice with the occupancy fee waived..

**EXECUTIVE SUMMARY
PROPOSED LICENSE AGREEMENT
WITH FIRE DEPARTMENT OF THE CITY OF NEW YORK
STAFF HOUSE AT NYC HEALTH + HOSPITALS/SEA VIEW**

OVERVIEW:

Sea View has unused and deteriorating buildings on its campus. The unoccupied and deteriorating buildings on Sea View's campus are a drain on the hospital's facility management resources and so it is helpful to have third-parties take over the responsibility for repair, maintenance and improvements of such structures. The Staff House is among the unused buildings on the campus. Additionally, View benefits in a general manner from having more activity on its campus to make it a livelier place that can potentially support staff-oriented services.

FDNY needs a training facility for its employees many of whom live on Staten Island.

TERMS:

FDNY will get a 40-year license that can be terminated by FDNY or the System without cause. FDNY will upgrade the Staff House with exterior and interior improvements and will create a paved parking lot for its staff to use so that Sea View staff will not lose any parking. FDNY will take full responsibility for the operation, repair and maintenance of the Staff House. FDNY will not pay an occupancy fee to the System.

FUNDING:

No System funds will be used in connection with FDNY's renovation of the Staff House nor in its operation.

Request for License NYC Health + Hospitals/Sea View Staff House Building to the New York City Fire Department (FDNY) for Training Center

Capital Committee Meeting
June 5, 2023

Matthew Levy, Executive Director, NYC Health + Hospitals/Sea View
Leora Jontef, AVP, Housing and Real Estate



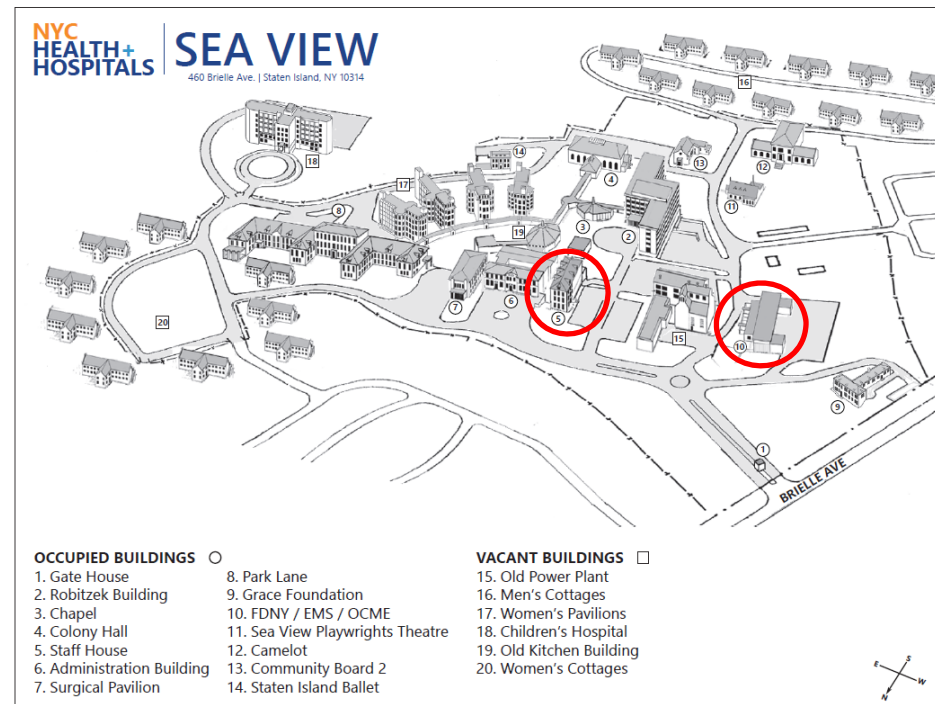
Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to enter into a license agreement with the Fire Department of the City of New York (“**FDNY**”) for the license of the Staff House which contains approximately 21,700 square feet of space together with its grounds (the “**Staff House**”) on the campus of NYC Health + Hospitals/Sea View (“**Sea View**”) for a term of 40 years provided that either party may terminate the license for its convenience on 30-days’ notice with the occupancy fee waived.

Background: Sea View

- Seaview Hospital began functioning as a hospital for tuberculosis in 1905. The complex was built between 1905 and 1938.
 - The first drug trials leading to a cure for tuberculosis were made at Seaview Hospital.
 - Seaview was phased out as a tuberculosis hospital in 1961

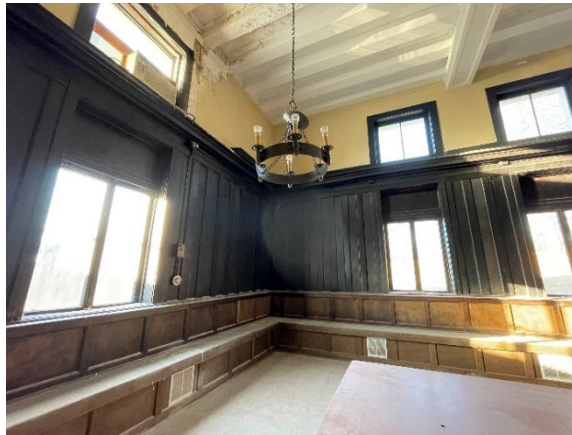
- Today, Sea View's large campus operates a wide variety of uses beyond H+H:
- **Arts:** SI Ballet
- **Education:** South Richmond High School
- **Health and Social Services**
 - Richmond County Medical Society
 - Metropolitan Fire Association
 - Volunteer Heart Association
 - Grace Foundation
 - Camelot Drug Treatment
 - Meals on Wheels
 - Senior Housing
- **Government Operations**
 - FDNY/EMS Station - Building 10
 - OCME
- **Communications**
 - FBI Communications Equipment
 - American Tower



- The Staff House is approximately 21,700 square feet distressed and underutilized asset at Sea View.
- FDNY invest \$20 million to revitalize the Staff House into classroom training space for employees operating 8 am – 5 pm.
- FDNY will make capital investment in the property including interior and exterior work.
- FDNY will also construct adjacent parking lot.



Seaview Staff house building : Exterior and Interior



Occupancy Terms

- FDNY will not pay an occupancy fee.
- FDNY will be solely responsible for the renovation, repairs and maintenance of the property.
- Utilities will be provided by H+H at the same citywide agency rate.

Capital Committee Request

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to enter into a license agreement with the Fire Department of the City of New York (“**FDNY**”) for the license of the Staff House which contains approximately 21,700 square feet of space together with its grounds (the “**Staff House**”) on the campus of NYC Health + Hospitals/Sea View (“**Sea View**”) for a term of 40 years provided that either party may terminate the license for its convenience on 30-days’ notice with the occupancy fee waived.

CUSTOMER INSTALLATION COMMITMENT

NEW YORK POWER AUTHORITY (NYPA)

ENERGY EFFICIENCY UPGRADES

NYC HEALTH + HOSPITALS / MCKINNEY

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$12,751,041, including an 11% construction contingency of \$995,591, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for the Comprehensive Energy Efficiency Upgrades at New York City Health + Hospitals/McKinney, (the “Project”).

WHEREAS, effective January 1, 2021, the City of New York (the “City”), through DCAS, NYC Health + Hospitals, the City University of New York, and the Board of Education of the City School District of the City of New York entered into the Energy Efficiency-Clean Energy Technology Program (“ENCORE III”) Agreement with NYPA that establishes the framework for NYPA to manage energy related-projects for City agencies and affiliated entities; and

WHEREAS, in April 2019, the City passed **Local Law 97** where City-owned buildings are mandated to reduce their operational emissions 40 percent by 2025, 50 percent by 2030, and 80 percent by 2050.

WHEREAS, the City, through DCAS, has allocated capital funding under the OneNYC initiative for building infrastructure improvements and upgrades to lower energy costs, increase energy efficiency and reduce energy and greenhouse gas emissions of municipal operations at City-owned buildings to comply with **Local Law 97**.

WHEREAS, NYC Health + Hospitals has determined that it is necessary to address the proposed energy efficiency measures at the New York City Health + Hospitals/McKinney (the “Facility”) by undertaking the Project at a not-to-exceed cost of \$12,751,041, (see Exhibit A – Executive Project Summary), to improve the reliability of its systems, as well as enhance the comfort and safety of the building’s occupants; and

WHEREAS, NYPA undertook the procurement of the Project pursuant to the design-build method of project delivery in accordance with the “New York City Public Works Investment Act”; and

WHEREAS, the Project cost pursuant to NYPA’s procurement is \$12,751,041 and will be funded with DCAS OneNYC Capital (\$11,047,964) and NYC Health + Hospitals’ City capital funds (\$1,703,077); and

WHEREAS, NYPA has determined that the Project will result in an annual energy reduction of 20,127 MMBtus which represent approximately \$351,219 in annual energy savings and a reduction of 1,244 metric tons of CO₂ emissions; and

WHEREAS, the overall management of the Project will be under the direction of the Vice President – Facility Administration.

NOW, THEREFORE, be it

RESOLVED, the New York City Health and Hospitals Corporation to execute a Customer Installation Commitment with the New York City Department of Citywide Administrative Services and the New York Power Authority for an amount not-to-exceed \$12,751,041, including a 11% construction contingency of \$995,591, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for the energy efficiency measures upgrade at NYC Health + Hospitals/ McKinney.

EXECUTIVE SUMMARY
NYC HEALTH + HOSPITALS/McKinney
ENERGY EFFICIENCY UPGRADES

OVERVIEW: NYC Health + Hospitals seeks for an energy efficiency measures upgrade at NYC Health + Hospitals/McKinney. NYPA has procured the Project under the design/build method of project delivery in accordance with the “New York City Public Works Investment Act” (effective on December 31, 2019).

NEED: During the Comprehensive Energy Efficiency Audit of the Facility as mandated by Local Law 87, it was determined that several energy efficiency measures (EEMs) highlighted in the audit report be addressed. The report identified several EEMs including installation of new Building Management System (BMS), VFDs for distributions pumps and HVAC fans, chillers replacement and controls upgrade, fan coil system upgrades, LED lighting and controls upgrade, PV system implementation. Once implemented, these upgrades will enhance the reliability of the facility systems, as well as increase the comfort and safety of building’s occupants.

SCOPE: The scope of work for the Project includes but is not limited to the following:

- ❖ Building Management System Upgrade
- ❖ Install VFD for Distribution Pump
- ❖ Fan Coil Controls Upgrade
- ❖ Chiller Replacement
- ❖ Lighting Upgrade
- ❖ PV Installation

TERMS: NYPA has procured the Project (6 proposals were received) and has submitted a final total project cost to NYC Health + Hospitals of \$12,751,041, including \$995,591 in construction contingency. NYPA will be fully responsible for the Project. The length of term is 18 months.

SAVINGS:

Electrical:

Energy Consumption Savings (quantity): 1,590,400 kilowatt-hours (KWh)
Annual Electric Energy Savings (dollars): \$230,608

Fuel:

Gas Use Reduction Savings (quantity): 147,446 therms
Gas Savings (dollars): \$120,905.72

Total Annual Estimated Savings: \$351,513.72

FINANCING: PlaNYC Capital - \$11,047,964 (no cost); and NYC General Obligations Bonds - \$1,703,077.

SCHEDULE: Completion by December 2024.

NYC Health + Hospitals/McKinney Energy Efficiency Upgrade



Capital Committee
June 5, 2023

Manny Saez, VP, Office of Facilities Development
Oscar Gonzalez, Sr. AVP, Office of Facilities Development



Request for Approval

- Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$12,751,041, including an 11% construction contingency of \$995,591, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for the Comprehensive Energy Efficiency Upgrades at New York City Health + Hospitals/McKinney, (the “Project”).



Project Background

- NYC Health + Hospitals / McKinney (the Facility) currently has two (2) 350-ton centrifugal chillers and five (5) 30 HP pumps to distribute the Chilled Water loop and the Condenser Water loop. The chillers have reached their useful life of 25 years and are due for replacement.
- The existing Building Automation is Siemens Controls. The system is obsolete and outdated as it is original to the building, built in 1997. The BMS is connected to the Central Plant which includes AC units, HV units, pneumatic actuators and other local systems.
- Existing lighting fixtures throughout the building are fluorescent. The corridor light fixtures are on 24/7, year-round and restrooms light are manually operated by switches.
- As the roof was recently renovated it provides the opportunity to install solar panels as an energy source.



Project Scope & Benefits

- NYC Health + Hospitals would like to pursue an energy efficiency project to replace outdated/obsolete MEP equipment at McKinney facility, which will improve the reliability of the MEP systems, reduce energy consumption and decrease greenhouse gas emissions.
- Projected annual electrical savings of 1,590,400 KWh which equates to \$230,608.
- Projected annual gas reduction 147,446 therms which equates to \$120,905.

MECHANICAL (HVAC) SCOPE

- Chiller Replacement with Water Sourced Modular Heat Pump Chillers
- Chiller Plant Optimization & VFD Controls Integration
- Fan Coil Controls Upgrade
- Building Automation System Upgrade

LIGHTING SCOPE

- LED lighting replacement of fluorescent fixtures
- LED lighting for exterior
- Lighting controls and vacancy sensors

RENEWABLE ENERGY SCOPE

- Install 80kw Photovoltaic Solar Panels on the roof



NYC HEALTH+ HOSPITALS Existing and Proposed Equipment

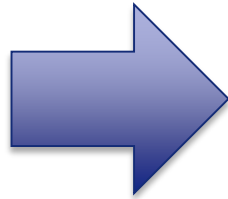
Existing



Existing Chillers



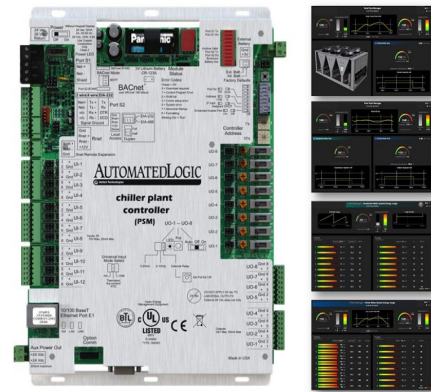
Control Panel



Proposed



Water Source Heat Pump



Building Management System (System)



Our Relationship with NYPA

NYPA

ENCORE III AGREEMENT

H+H

CUNY

DCAS

BOE

- Encore III has been executed as of January 1, 2021.

NYPA Procurement Path

- NYPA has fully bid out the Project under the Design-Build contract as per New York City Public Works Investment Act (effective on December 31, 2019).
- NYPA selected LaBella Associates, as construction manager for this project; whose service was acquired through competitive bidding.
- LaBella oversaw the bid process following NYPA Design-Build Procurement Guidelines.

PROJECT LOGISTICS:

- All project logistics will carefully be coordinated with the Facility Management staff, no impact is expected to facility operations as well as patient care during construction. Although not expected, in the event that the replacement chiller aspect of the project extends into the cooling season temporary chillers can be arranged in order to not disrupt cooling to the facility.



MWBE Summary

MWBE 34 % subcontractor utilization plan presented

M/WBE Subcontractor	Scope of Work	Certification	Total %
EcoStruct	Rigging, insulation, chiller purchase	NYC/NYS	11%
RNW Electric	Electrical Lighting Work	NYC/NYS	9%
AKEL Systems (Spartan)	BMS System	NYC/NYS	7%
Candela Systems	BMS System	NYC/NYS	4%
Emelec Electric Corp	Electrical Work	NYC/NYS	2%
DBE Electric	Electrical PV Work	NYC/NYS	1%
			34%

- Contract amount is \$8,870,405
- MWBE amount is \$3,047,088
- Projected completion is December 2024



Project Budget

McKinney– Energy Efficiency Upgrade	
Design	\$ 143,161
Special Inspections, Permitting, & Expediting	\$ 240,422
Construction	\$ 8,870,405
11% Contingency	\$ 995,591
Project/Construction Management	\$ 2,501,462
Total	\$ 12,751,041

PROJECT FUNDING

- Project funding will be covered through a collaboration between H+H & DCAS via City Capital Funds. H+H will contribute \$1,703,077 to the project cost and DCAS will provide the balance in the amount of \$11,047,964.



Request for Approval

- Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$12,751,041, including an 11% construction contingency of \$995,591, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for the Comprehensive Energy Efficiency Upgrades at New York City Health + Hospitals/McKinney, (the “Project”).

LICENSE AGREEMENT RENEWAL

**NEW YORK CITY DEPARTMENT OF
PARKS AND RECREATION**

LIFEGUARD STATION

NEPONSIT HOSPITAL, ROCKAWAYS

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign license agreement renewal with the New York City Department of Parks and Recreation (“**Parks**”) for Parks to use approximately 13,000 square feet on the site of the former Neponsit Hospital in the Rockaways for a lifeguard station for a term of five years with the occupancy fee waived and with each party having a right of termination for its convenience.

WHEREAS, the System operated the Neponsit Hospital in the Rockaways until 1998 when the use was discontinued and the property has been unused and deteriorating since then; and

WHEREAS, since 2015 the System has licensed space to Parks on the Neponsit grounds near Jacob Riis Beach for a trailer for use by Parks’ lifeguards as an office, locker room and shower; and

WHEREAS, in April 2022, the System’s Board of Directors approved an agreement with Titan Industrial Services, Inc. for the demolition of the old Neponsit Hospital and the purchase, and installation of a new trailer for Parks at a different location on the Neponsit property near Riis Beach including grading the new licensed area, bringing utilities to the trailer and setting up the trailer for use; and

WHEREAS, the cost of the work for Parks was included in the allocation of City Capital to the project; and

WHEREAS, the System wishes to renew the license to Parks of space on the Neponsit campus; and

WHEREAS, the Office of Facilities Development is responsible for the demolition of the old hospital and the work for Parks as described above.

NOW, THEREFORE, be it

RESOLVED THAT, New York City Health and Hospitals Corporation (the “**System**”) is hereby authorized to sign a license agreement with the New York City Department of Parks and Recreation (“**Parks**”) for Parks to use approximately 13,000 square feet on the site of the former Neponsit Hospital in the Rockaways for a lifeguard station for a term of five years with the occupancy fee waived and with each party having a right of termination for its convenience.

**EXECUTIVE SUMMARY
LICENSE OF LAND AT NEPONSIT HOSPITAL
TO NYC DEPARTMENT OF PARKS AND RECREATION
FOR A LIFEGUARD TRAILER**

- BACKGROUND:** The System operated the Neponsit Hospital in the Rockaways until 1998 when the use was discontinued and the property has been unused and deteriorating since then. However, since 2015 the System has licensed space to Parks on the Neponsit grounds near the beach for a trailer for use by Parks' lifeguards as an office, locker room and shower. In April 2022, the System's Board of Directors approved an agreement with Titan Industrial Services, Inc. for the demolition of the old Neponsit Hospital and the purchase, and installation of a new trailer for Parks at a different location on the Neponsit property including grading the new licensed area, bringing utilities to the trailer and setting up the trailer for use.
- PROPOSAL:** Parks continues to assign lifeguards to Jacob Riis Beach and continues to need a trailer on the Neponsit grounds for the lifeguards to use as an office, locker room, and shower. The System wishes to grant Parks a further license to allow Parks to site its trailer on the Neponsit grounds.
- FUNDING:** As part of the Neponsit project, the System is procuring a new trailer for Parks, is grading its grounds, bringing electric power, telephone service and water and sewer to the trailer and complete all installation necessary. The cost of this work is included in the City Capital allocated to the project.
- TERMS:** The proposed license will e for five years. Either party will have the right to cancel for its convenience. No occupancy fee by Parks will be payable.

**Request to Enter in License Agreement Renewal with
New York City Department of Parks and Recreation to
operate a Lifeguard Trailer at the former Neponsit
Health Care Center**

**Capital Committee
June 5, 2023**

**Leora Jontef, AVP, Housing and Real Estate
Oscar Gonzalez, Sr. AVP, Capital Development Group
Jeremy Berman, Deputy Counsel**



Request for Approval

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a license agreement renewal with the New York City Department of Parks and Recreation (“**Parks**”) for Parks to use approximately 13,000 square feet on the site of the former Neponsit Hospital in the Rockaways for a lifeguard station for a term of five years with the occupancy fee waived and with each party having a right of termination for its convenience.



Background

- NYC H+H has had an agreement with NYC Parks Department since 2015 to use land on the lot of the former Neponsit Hospital
- Included in the 2022 Board Resolution for the demolition of Neponsit Hospital was the relocating and replacement of the NYC Parks Lifeguard Trailers by H+H by our contractor
- This work includes creation of a new foundation, new utilities, and the purchasing of new trailers
- The Buildings completed demolition May 25th, 2023
- H+H's previous agreement with Parks only included the space, a new license agreement is needed to include the new trailers and utilities
- The trailers are used for both a locker and shower space for lifeguards on duty and administrative space



Completed Demolition



Site of trailer and future parking lot



Interior new trailer



Terms

- Space is approximately about 13,000 Sqf square feet located in the North West Corner of the lot
- H+H will not charge Parks for use of space or utilities
- The term shall be 5 years



Future state of site



Request for Approval

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a license agreement renewal with the New York City Department of Parks and Recreation (“**Parks**”) for Parks to use approximately 13,000 square feet on the site of the former Neponsit Hospital in the Rockaways for a lifeguard station for a term of five years with the occupancy fee waived and with each party having a right of termination for its convenience.



CONTRACT APPROVAL

FRESH MEADOWS MECHANICAL CORP.

BOILER PLANT UPGRADE

NYC HEALTH + HOSPITALS / HARLEM

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a design-build contract with Fresh Meadow Mechanical Corp, (the “Contractor”) to provide a boiler plant upgrade at Harlem Hospital over a term of three years with the NYC Health + Hospitals for an amount not to exceed \$36,584,712, including a funding contribution from New York City Department of Citywide Administrative Services (“DCAS”) in the amount of \$13,782,718 with a 7% project contingency of \$2,496,301.

WHEREAS, currently, Harlem Hospital’s three boilers are approximately 60 years old, have exceeded their expected lifespan, and have extensive deterioration of the boiler tubes, piping and control valves; and

WHEREAS, the boiler plant upgrade is critical for the NYC Health + Hospitals as the boilers generate steam, which enables a variety of equipment to perform necessary functions such as building heating, hot water, sterilization of surgical instruments and medical waste, production of cold water in large absorption chillers for air conditioning, air humification, and reheating pre-prepared food; and

WHEREAS, through the funding collaboration of the NYC Health + Hospitals and DCAS, Harlem Hospital will have a new state of the art boiler plant with numerous benefits consisting of a new, more efficient layout, annual energy cost savings of \$367,000 per year, annual repair cost savings of \$200,000 per year, a reduction of 1,922 metric tons of CO2 emissions, and enhanced plant steam and water distribution; and

WHEREAS, temporary boilers will ensure continued Harlem Hospital operations during the construction project; and

WHEREAS, to procure the required services the NYC Health + Hospitals utilized a design-build delivery approach as authorized by state legislation in December, 2019; and

WHEREAS, as approved by the CRC on May 26, 2022, a Request for Qualifications was posted on City Record and sent directly to 20 vendors, including 3 MWBE vendors on July 7, 2022; a pre-proposal conference call was held on July 26, 2022, with 18 vendors in attendance; 9 proposals were received by the proposal deadline of August 19, 2022, and 5 firms with top scores were short-listed for the RFP phase; on November 10, 2022, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of this boiler plant upgrade project; on February 9, 2023, initial proposals were received from the 5 shortlisted vendors; during the week of February 28, 2023, the vendors presented their approach to the evaluation committee, and given an opportunity to submit best and final proposals by March 20, 2023; on April 6, 2023 the evaluation committee completed the second round of scoring, and on April 12, 2023, the Contractor received the highest overall score.

WHEREAS, the Contractor has committed to an MWBE subcontracting plan of 33% or more; and

WHEREAS, the NYC Health + Hospitals’ Office of Facility Development will be responsible for the management of the proposed agreement.

NOW THEREFORE, be it

RESOLVED, that NYC Health + Hospitals be and hereby is authorized to execute a design-build contract with Fresh Meadow Mechanical Corp. (the "Contractor") to provide a boiler plant upgrade at Harlem Hospital for a term of three years for a not to exceed value of \$36,584,715, inclusive of a project contingency of \$2,496,301; with DCAS funding \$13,782,718.

EXECUTIVE SUMMARY
HARLEM HOSPITAL BOILER PLANT UPGRADE CONTRACT
FRESH MEADOW MECHANICAL CORP

OVERVIEW: Harlem Hospital's three boilers have exceeded their expected useful life and are in a state of disrepair. A comprehensive boiler plant upgrade will ensure a new state of the art plant, with optimal efficiency and result in cost savings and will achieve energy and carbon emissions reductions. A design-build project delivery approach was used to streamline the contracting process, and reduce procurement and project time as well as overall cost.

PROCUREMENT NYC Health + Hospitals is utilizing a design-build procurement method as authorized by state law in December, 2019. A Request for Qualifications was posted on City Record and sent directly to 20 vendors, including 3 MWBE vendors on July 7, 2022; a pre-proposal conference call was held on July 26, 2022, with 18 vendors in attendance; 9 proposals were received by the proposal deadline of August 19, 2022, and 5 firms with top scores were short-listed for the RFP phase; a Request for Proposals (RFP) for the engineering design and construction of the boiler plant upgrade project issued on November 10, 2022; on February 9, 2023, initial proposals were received from the 5 shortlisted vendors; during the week of February 28, 2023, the vendors presented their approach to the evaluation committee, and given an opportunity to submit best and final proposals by March 20, 2023; on April 6, 2023 the evaluation committee completed the second round of scoring, and on April 12, 2023, the Contractor received the highest overall score.

TERMS: The proposed contract will be for three years with NYC Health + Hospitals holding two 1-year renewal options for an amount not to exceed \$36,584,715 including a 7% project contingency of \$2,496,301; with DCAS funding \$13,782,718. This will be a three year term.

FINANCING: The proposed work will be financed with City Capital and DCAS funds.

MWBE: The Contractor has committed to a 33% MWBE subcontracting plan.

Request to Award Contract to Fresh Meadow for Hospital Boiler Plant Upgrade at Harlem Hospital

**Capital Committee
June , 2023**

**Manny Saez, VP, Office of Facilities Development
Oscar Gonzalez, Sr. AVP, Office of Facilities Development
Omer Cabuk, Sr. Director, Office of Facilities Development**

Request for Approval

- Authorizing New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a design-build contract with Fresh Meadow Mechanical Corp, (the “Contractor”) to provide a boiler plant upgrade at Harlem Hospital over a term of three years with the NYC Health + Hospitals for an amount not to exceed \$36,584,712, including a funding contribution from New York City Department of Citywide Administrative Services (“DCAS”) in the amount of \$13,782,718 with a 7% project contingency of \$2,496,301.

- NYC Health + Hospitals' Harlem Hospital currently has three 2,134-hp boilers.
- The existing boilers at the facility are nominally 60 years old and exceeded their expected lifespan.
- Having a properly functioning and reliable boiler plant is critical for the hospital operations as they generate steam, which enables a variety of equipment to perform specific functions:
 - Building heating through Air Handlers, Fan Coil Units
 - Hot water for handwashing and bathing
 - Sterilization of surgical instruments
 - Production of cold water in large absorption chillers for air conditioning
 - Sterilization of medical waste in purpose-built autoclaves
 - Humidification of the air
 - Reheating pre-prepared food
- Significant repairs to the boiler plant are being performed each year to ensure reliable operation.
- Currently, there is extensive deterioration of the boiler tubes, distribution piping and control valves
- Purpose of RFQ/RFP was to solicit a vendor to provide boiler plant upgrade services to address the current state of boiler plant condition.

Background / Current State

Through the funding collaboration of H+H & DCAS via City Capital Dollars, Harlem Hospital will have a new state of the art boiler plant with the following benefits:

- New Layout:
 - Replace existing boilers with three smaller, right-sized, and more efficient 1,000 HP boilers
 - Install advanced Ultra Low Nox burner with controls that can achieve a turndown ratio of 10:1
 - Furnish a new SCADA control system with real time monitoring and digital displays
- Project Benefits:
 - Annual Energy Cost Savings of \$367K/year
 - Annual Repair Cost Savings \$200K/year
 - Reduction of 1,922 metric tons of CO2 emissions
 - Upgrade boiler plant steam/water distribution piping to enhance efficiency, controllability, reliability and safety
- Project Logistics:
 - Provisions were made in the contract for temporary boilers so that hot water, low pressure and high pressure steam will still be supplied to the facility, maintaining the mission-critical operations.
- Project Timeline:
 - Contract Terms: Three Years
 - Anticipated Contract Start – September 1, 2023
 - Anticipated Contract Completion - August 30, 2026

Design-Build Delivery Approach

- Gov. Cuomo approved legislation on December 2019 granting the City Agencies the power to streamline capital projects and cut costs through a contracting method known as “design-build” (D-B).
- This approach allows city agencies to issue a single request for proposal and contract for the engineering and construction of capital projects.
- The D-B process increases efficiency by enabling the project’s designer and builder to closely collaborate from conception to completion and provides crucial time savings.

RFQ & RFP Criteria

➤ TWO STEP PROCUREMENT PROCESS

Scoring Criteria (RFQ)

- Similar Proj. Experience & Work examples 30%
- Qualifications of Consultant & Staffing 25%
- DB Management Approach & Methodology 20%
- MWBE Status or MWBE Utilization Plan 15%
- Health and Safety 10%

Minimum criteria:

- Satisfactory HVAC Construction Services preferably in Healthcare Facilities for five similar projects each over \$10 Million.
- Experience holding construction contracts for public owners
- M/WBE plan, waiver, or certification (30% Utilization Goal)

Scoring Criteria (RFP)

- Similar Proj. Experience & Work examples 20%
- Qualifications of Consultant & Staffing 25%
- DB Management Approach & Methodology 30%
- MWBE Status or MWBE Utilization Plan 15%
- Cost Proposals 10%

Evaluation Committee:

- 3 representatives from OFD
- 2 representatives from Harlem
- 1 representative from Gotham

Overview of Procurement Timeline

- 05/26/22: CRC approved an application to issue RFQ
- 07/18/22: RFQ posted on City Record and sent directly to 20 vendors including 3 M/WBE vendors.
- 7/26/22: Pre-proposal conference call; 18 vendors attended
- 8/10/22: RFQ Proposal deadline, 9 proposals received
- 9/1/22: The evaluation committee completed their scoring, and the vendors who received the top 5 scores were short-listed for the RFP Phase.
- 11/10/22: RFP was released to the 5 shortlisted Vendors
- 02/09/23: Initial proposals were received from the shortlisted vendors,
- 02/28/23: During this week, the vendors presented their approach to the Evaluation Committee, after which vendors were given an opportunity to submit a best and final bid.
- 03/20/23: Best and final offer Pricing proposal was due.
- 04/06/23: Evaluation committee completed 2nd round of scoring.
- 04/12/23: Vendor with the highest overall score was: FRESH MEADOW MECHANICAL CORP.

MWBE Analysis

MWBE Status	# Invited	# Responded	# Meeting Goal	# Requesting Waiver
MWBE	3	0	N/A	N/A
Non-MWBE	17	9	7	2

Assigned Diverse Vendor Component Percentage: **30%**

Fresh Meadow Mechanical Corp: Utilization Plan

M/WBE Subcontractor	Scope of Work	Certification Type	Total %
On Point HVAC Corp	Piping, boiler install	NYC/NYS	20%
GRB Environmental	Asbestos Abatement	NYC/NYS	4%
IAR(Insulation, Asbestos, Remediation)	Demolition	NYC/NYS	4%
Mate Matura & Sons	Pipe Insulation	NYC/NYS	1%
Multiphase Electrical Services	Electrical	NYC/NYS	4%
			33%

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation FRESH MEADOW	
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
	YES
Performance and Overall Quality Rating	Satisfactory

- Fresh Meadows Mechanical Corp has completed repair and maintenance projects for the system, most recently they refurbished the Bellevue Chiller and the facility provided a rating of good for this project
- Thirteen evaluations for Department of Sanitation (DSNY) projects were located in MOCS with an overall rating of satisfactory
- Reached out to DSNY and they communicated a satisfactory rating for Fresh Meadows to date

Project Budget

	Design Build	7% Contingency	Total
H+H	\$21,384,007	\$1,417,987	\$22,801,994
DCAS	\$12,704,404	\$1,078,314	\$13,782,718
Total	\$34,088,411	\$2,496,301	\$36,584,712

*total contingency percentage

Request for Approval

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