

CAPITAL COMMITTEE
MEETING AGENDA

September 11, 2023
11:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – June 5, 2023**

José Pagán

- **VICE PRESIDENT'S REPORT**

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Leora Jontef / Cristina Contreras**
Authorizing the New York City Health and Hospitals Corporation (the "System") to sign a five-year license agreement with Tasty Picks, Inc. #2 ("Tasty Picks") for its use and occupancy of 2,500 square feet at NYC Health + Hospitals/Metropolitan ("Metropolitan") for a retail food operation at an initial rate of \$30/square foot or \$74,400 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 either party on thirty days' notice without cause.

Vendex: NA
EEO: NA

- **Resolution** **Leora Jontef / Khoi Luong**
Authorizing New York City Health and Hospitals (the "System") to sign a 5-year license terminable by the System without cause with K & M Medical PLLC Group d/b/a Mobile Vascular Physicians ("MVP") for MVP's use of 414 sf at NYC Health + Hospitals/Carter ("Carter"), 216 sf at NYC Health + Hospitals/Coler ("Coler"), 120 sf at NYC Health + Hospitals/McKinney ("McKinney"), and 125 sf at NYC Health + Hospitals/Seaview ("Seaview") as examination rooms in connection with MVP's vein care practice at initial rates of \$47/sf at Carter, \$57/sf at Coler, \$25/sf at McKinney and \$40/sf at Seaview for an initial yearly fee of \$74,859 for the four spaces to increase by 3%/year for a total over the 5-year term for the four spaces of \$177,698.

Vendex: NA
EEO: NA

- **Resolution** **Manuel Saez**
Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a requirements contract with Jemco Electrical Contractors, Inc. (the "Contractor"), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals' facilities over a term of two years.

Vendex: Approved
EEO: Approved

- Resolution** **Manuel Saez**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with BA Global Construction Corp. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.

Vendex: Approved
EEO: Approved

- Resolution** **Manuel Saez / William Hicks**
 Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a contract with Jemco Electrical Contractors (the “Contractor”) to undertake a renovation of the Behavioral Health Units located on the 12th, 18th, and 20th Floors at Bellevue Hospital Center (“Bellevue”), to create a ligature resistant environment, for a contract amount of \$12,779,569 with a 10% project contingency of \$1,277,956 to bring the total cost not to exceed \$14,057,525.

Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

June 5, 2023

Capital Committee Meeting - June 5, 2023

As reported by: Feniosky Peña-Mora

Committee Members Present: Dr. Mitchell Katz, José Pagán, Feniosky Peña-Mora, Sally Hernandez-Piñero, Freda Wang

Mr. Feniosky Peña-Mora called the meeting to order at 11:16 a.m.

Mr. Peña-Mora called for a motion to approve the May 8, 2023 minutes of the Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on May 8, 2023, were unanimously approved.

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 said it had been a busy month at Bellevue, as teams worked closely with our contractor partners to install and operate a new west cooling tower at Bellevue. The groups worked collaboratively and expeditiously to achieve a tremendous team driven accomplishment. In addition, Bellevue successfully completed the Joint Commission Survey.

The team was concluding their first year of ACE mentorship participation. The energetic group of high schoolers designed a state-of-the-art nurse's office as their final project and it was to be presented to a panel of ACE mentors. The 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 officially opened and the transitioning of mechanical systems and working through punch lists in order to meet the completion goals of this state-of-the-art facility were underway.

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 and 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.

Ms. Wang asked if the students in the mentoring program had designed an actual space. Mr. Saez said they designed a school nurse's office, with specifications for COVID with isolation room, and discharge lounge. They selected a rural setting and got very creative.

Ms. Wang asked how it was determined to use design-build on this specific project at Harlem. Mr. Gonzalez said that there are a few factors, one being the project must have a value of \$10 million or greater, is the project too complex, will the maximum price allow the designer to be creative. They are designing the work. If they design and it does not work, they have to redesign and it is on them. The risk lies with the designer.

So the project lent itself to this process, with clear parameters, asked Ms. Wang. Mr. Gonzalez said yes.

Dr. Katz said it would be interesting to see if more projects would be done using this methodology.

Mr. Peña-Mora said it is dependent on the owner being able to properly articulate specific wants and needs. He noted that there was also a method called modified design-build or progressive design-build, but he did not believe that method was included under current legislation.

Mr. Peña-Mora noted that changes in legislation could present a need for design changes in projects like this but he was not sure if that was taken into consideration when making determinations on this project.

Dr. Katz said it would be interesting if possible governmental changes could be written into the contracts or accounted for during negotiations. Mr. Peña-Mora said there were opportunities to address those possibilities when drafting contracts.

Ms. Hernandez-Piñero asked if there were savings anticipate to offset the cost of the state-of-the-art replacement. Mr. Cabuk explained that all the equipment will be high efficiency.

Dr. Katz asked if there were projects where over time the savings would pay for the cost of the project. Mr. Cabuk said yes, lighting upgrades usually meet that description but for a project such as the boilers, it would be over 30-40 years.

Mr. Peña-Mora said it would be difficult to estimate that unless looking at lifecycle as a whole.

First on the agenda - Leora Jontef, read the 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.

Leora Jontef, Assistant Vice President, Housing and Real Estate, narrated a presentation providing detailed background information including current relationship, campus space and usage, and lease terms. Ms. Jontef was joined by Matthew Levy, Executive Director, NYC Health + Hospitals / Sea View.

Ms. Hernandez-Piñero asked if there was a master plan for the Sea View campus. Mr. Levy said that the campus is vast and has potential for community support in various ways.

Ms. Wang asked how this agreement came about. Mr. Levy said that FDNY approached the System. Ms. Jontef added that FDNY already had a presence on the campus so the relationship is already established and well fostered.

Mr. Peña-Mora asked if there was any discussion with FDNY about paying for utilities. Ms. Jontef said that discussion on the cost of electric was still ongoing but currently it was unsettled and being presented as if H+H would cover costs. She noted that the FDNY was making a \$20 million investment in the campus. He asked if a note could be added to clarify that the cost was discussed. Ms. Jontef said that while she understood the desire to breakout the cost and back-charge to DCAS it was difficult.

Dr. Katz noted that there were differences between FDNY and NYC H+H in that FDNY was 100% general fund and H+H was not. He understood Mr. Peña-Mora's idea but also that it would be difficult to accomplish.

Ms. Wang said it was important to note that the \$20 million investment in the campus would not have been done by H+H, and maintaining the dilapidated building is a cost. Both of those things offset the small cost of providing utilities.

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 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").

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, Office of Facilities Development, and Omer Cabuk, Senior Director, Office of Facilities Development, who narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

Ms. Hernandez-Piñero asked what the biggest ticket items were under the construction budget. Mr. Cabuk said the chiller, the lighting upgrade and the controls, and then the solar panels.

Ms. Wang asked if the 11% contingency was higher than normal. Mr. Cabuk explained that the chillers were located in the basement, and they are very large, and the contingency was there to provide for unforeseen conditions. Mr. Gonzalez noted that industry standard was 10%.

Ms. Wang asked if there were solar panels at other NYC H+H facilities. Mr. Cabuk said no. There is one project in the works for the Elmhurst "H" building and discussions underway for a possible project at Jacobi for a solar canopy. Mr. Gonzalez added that design for solar panels at Woodhull was also underway.

Ms. Wang asked if there were financing benefits available for NYC H+H when completing these projects. Mr. Cabuk said these projects are often paid for by DCAS.

Dr. Katz noted that NYC H+H gets such a good rate on electricity that it is sometimes hard to see the fiscal benefits but the environmental benefit is there.

Mr. Peña-Mora commended the 11% construction contingency but asked about contingency for the other parts of the project, like design. Mr. Gonzalez said the contingency could be shifted. Mr. Gonzalez confirmed and noted that NYPA completes similar projects frequently so they did not anticipate surprises and some costs are already included in the standard ENCORE agreement.



Mr. Peña-Mora said he just wanted confirmation that contingency can be shared across the project.

Dr. Katz asked if there were a project that we could not get funding for and we could show that we could yield a 10-15 year savings by completing some capital work, what vehicle would be used. Ms. Wang said there were various financing programs that could be used to do that.

Mr. Peña-Mora said there was a program called green bonds but it was not popular in the City because the borrowing rate is so low the bonds do not offer much benefit.

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

Ms. Jontef read the 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.

Ms. Jontef narrated a presentation providing background information, overview of agreement, details on the negotiation including terms, and status of related project and relationship.

Mr. Peña-Mora said he remember earlier discussion about demolition at the site and was happy things were moving along.

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 ("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.

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, Office of Facilities Development, and Omer Cabuk, Senior



Director, Office of Facilities Development, who narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

Ms. Hernandez-Piñero asked when the system went out for the final offer pricing. Mr. Gonzalez said that once the proposals are received there is a lengthy discussion to determine if there are opportunities to streamline or identify opportunities for efficiency and/or savings.

Ms. Hernandez-Piñero asked for clarification on MWBE participation. Mr. Gonzalez said the System post to the City Record and also invites firms. Of those, three were MWBE and none of those firms chose to participate.

Mr. Pagán asked if systems would be functional as the work was complete. Mr. Cabuk said yes.

Mr. Peña-Mora asked where the temporary boilers would be located. Mr. Gonzalez said it was still being debated. Mr. Saez said most likely not in the park, as had been discussed, but probably outside the existing plant.

Mr. Peña-Mora asked if there were discussions with community about noise and sound levels. Mr. Gonzalez said there was specific language in the RFP that required monitoring of sound levels to meet with requirements and limit disruption.

Ms. Wang noted that the contingency on this project was only 7% and asked if that was enough. Mr. Gonzalez said this project was different and it is anticipated that 7% will be adequate.

Ms. Wang said there was a line that indicated there were two one-year renewal options in the Executive Summary. All parties agreed that was an error.

Mr. Peña-Mora asked that the language be corrected.

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

Mr. Peña-Mora said that he would like a report on master plan for the System sometime in the future.

There being no further business, the Committee Meeting was adjourned at 12:42 p.m.

VICE PRESIDENT'S REPORT

Good afternoon.

As we closed our fiscal year on June 30th, we are reflecting on the accomplishments of our Facilities Development team this past year. On the capital front, there has been a tremendous effort in partnership with our colleagues in finance.

Our capital budget and payments team facilitated the commitment of over \$507M in capital contracts, representing over 1,169 purchase orders. Of these contracts, approximately \$349M is City Capital and our infrastructure commitment rate for FY23 was 73%. Our payments team processed over 4,300 payment vouchers this year, which is a 71% increase in transactions when compared to the 2,500 that were processed last year. Our budget team was able to authorize over \$482M, \$460M of City Capital, and \$22M in non-city capital in infrastructure-related budget expenditures— a slight increase from last year's \$467M.

For the status of our bond portfolio, we have 10 projects in active construction and 22 in substantial completion, with all projects estimated to be in substantial completion by the end of this calendar year.

Our facility operations team is hard at work preparing for the upcoming Joint Commission Surveys at NYC H+H/Carter, NYC H+H Coney Island, NYC H+H Lincoln, and NYC H+H Kings County.

This fiscal year we are working in earnest to move forward Brooklyn Borough President Reynoso's generous contribution to our capital program at our three Brooklyn Acute Care Hospitals, NYC H+H Woodhull, NYC H+H South Brooklyn, and NYC H+H Kings County. With this funding, we will make major modifications to the Labor and Delivery Units of these three facilities to improve clinical workflow and the patient experience. We are also finalizing the contracts for our Systemwide Master Planning pool and expect to have these services available for use by our facilities this fiscal year.

This month, we have four items to present to the committee – securing new Job Order Contracts for General Contracting Services, constructing new Anti-Ligature supports in NYC H+H/Bellevue's Mental Health Units, bringing new food options to NYC H+H/Metropolitan, and leasing space for vein treatments at NYC H+H/Carter, NYC H+H/Coler, NYC H+H/McKinney, and NYC H+H/Seaview.

LICESNSE AGREEMENT

TASTY PICKS INC. #2

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 Tasty Picks, Inc. #2 (“**Tasty Picks**”) for its use and occupancy of 2,500 square feet at NYC Health + Hospitals/Metropolitan (“**Metropolitan**”) for a retail food operation at an initial rate of \$30/square foot or \$74,400 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 either party on thirty days’ notice without cause.

WHEREAS, Metropolitan had no food service vendor since the beginning of the Covid pandemic in Spring 2020 until its recent agreement with Everytable made in June 2023; and

WHEREAS, Everytable will operate a small Kiosk near the First Avenue side of Metropolitan and Tasty Picks will operate a sit-down restaurant at the Second Avenue side of Metropolitan; and

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

WHEREAS, Tasty Picks offers inexpensive but healthy food reflective of the local community as demonstrated by Tasty Picks successful launch and operation at the Jacobi, NCB campus in Fall 2021; 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 Tasty Picks, Inc. #2 (“**Tasty Picks**”) for its use and occupancy of 2,500 square feet at NYC Health + Hospitals/Metropolitan (“**Metropolitan**”) for a retail food operation at an initial rate of \$30/square foot or \$74,400 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 either party on thirty days’ notice without cause.

EXECUTIVE SUMMARY

TASTY PICKS, INC. #2

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

- OVERVIEW:** After not having any food service, Metropolitan obtained Board approval for an agreement with EveryTable to operate a small Kiosk at the First Avenue side of Metropolitan. Metropolitan needs additional food service. The proposal is for Tasty Picks to run a sit-down restaurant in a larger location on the Second Avenue side of the hospital.
- VENDOR:** Tasty Picks is a local business that started operation at Jacobi's NCB
- BACKGROUND:** campus in Fall 2021. Tasty Picks brought affordable, healthy and tasty food to NCB that was particularly well oriented to the ethnic preferences of staff and patients. Metropolitan leadership, being aware of Tasty Pick's good work at NCB, sought them out for Metropolitan.
- TERMS:** The proposed agreement will be for five years and will be terminable by either party without cause on thirty days' notice. Tasty Picks will be licensed 2,500 square feet for its retail food operation at an initial rate of \$30/square foot or \$74,400 per year to increase by 2% per year for a total occupancy fee over the term of \$107,723.63.

September 7, 2023

Leora Jontef
Assistant Vice President Housing + Real Estate
NYC Health and Hospitals
55 Water Street, 25th Floor
New York, NY 10038
jontefl@nychhc.org

Dear Leora,

I write to you in response to your request for our opinion as to the fair market rent for the space at Metropolitan Hospital to be licensed for a restaurant with seating.

Typically, in assessing FMV, one looks to comparable rentals to see what landlord and tenants have agreed to. That is problematic in cases such as this one where “comparables” are almost non-existent. Clearly, commercial leases for street level restaurants are not comparable. There, the restaurant operator has access to all the pedestrians that pass the restaurant whereas here, the restaurant’s clientele is limited to only staff and visitors to the hospital. Similar leases in area hospitals are not listed in the databases to which we have access. Thus, we have to work by extrapolation.

Although street level commercial restaurant leases are not apt comparisons to the present situation, we can report on their rates to establish at least a point of reference. It is common knowledge that retail rentals in Manhattan are severely depressed although each situation is unique. Landlords are typically asking \$155/ft but they are rarely making deals at that price. An example familiar to you is the retail space on the first floor of 50 Water Street where ownership is asking \$155/ft but has had no suitable takers and the space has been vacant for 3 years. For similar space on E. 99th Street near Metropolitan, restaurant deals are being made at \$90 - \$120/ft.

To extrapolate from such commercial rentals, one must consider the relative disadvantages under which a licensee of the subject space must operate. First, as noted, the potential clientele is limited to staff of and visitors to Metropolitan. The hospital has only 3,000 visitors and staff that enter the hospital annually. That is a very limited clientele and substantially smaller than even other Manhattan hospitals and justifies a very substantial discount from the typical rent of a street fronting space. I estimate the justifiable reduction from the \$90 - \$120 figure for area rentals at 40%. Second and also highly significant, is that the licensee of the subject space is restricted in its menu and prices which can rise only at pace with CPI increases. This hugely limits the operator’s ability to adjust to reflect market conditions. Note that the operator is restricted from offering some of the easiest and highest margin items such as sugary drinks and desserts. I estimate the discount warranted by such restrictions at 20%. Third, the licensee of the subject space is offered only a 5-year license which is terminable at will by NYC Health + Hospitals. This short term and revocable structure will make it impossible for the licensee to be able to borrow to finance its operation. I should also note that NYC Health + Hospital is not financing any improvements to the space which an operator might finance through a bank loan but for the structure of the deal. This warrants a further 15% discount.

Based upon those facts and assumptions, I estimate the fair market value of the 5-year terminable license of the as-is space to be used at Metropolitan Hospital at between \$22.50 - \$30.00/square foot.

Thank You,



Ira Rovitz
Executive Managing Director
T 212-372-2469
M 347-952-0159

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

Tasty Picks
License Agreements
**NYC Health + Hospitals/
Metropolitan Hospital**

Capital Committee
September 11, 2023

Cristina Contreras, CEO, Metropolitan
Leora Jontef, Assistant Vice President, Housing and Real Estate
Jeremy Berman, Deputy Counsel

Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to sign a five-year license agreement with Tasty Picks, Inc. #2 (“Tasty Picks”) for its use and occupancy of 2,500 square feet at NYC Health + Hospitals/Metropolitan (“Metropolitan”) for a retail food operation at an initial rate of \$30/square foot or \$74,400 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 either party on thirty days’ notice without cause.

Background: Food Vendors at Metropolitan

- 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, leaving many hospitals without food services or with old operations in need of updating.

- Metropolitan recently brought an agreement to the Board to authorize EveryTable to operate a kiosk within the hospital
 - EveryTable will run a small, casual kiosk with limited options, Tasty Picks will run a sit down eatery with a large number of options
 - Metropolitan has the demand for both a kiosk and a restaurant

- Metropolitan is looking to bring a second vendor to the hospital to provide healthy and affordable style food with seating for patrons

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
- Metropolitan diligently searched for the best candidate to provide food services, including presentations and sampling food offerings:
 - Metropolitan Hospital has 3,000 staff, patients and visitors present daily
 - Had no food vendor since 2020 until the recent agreement with EveryTable
 - Has determined that two vendors are needed for the hospital with one on one side of the hospital and the other at the opposite end
- After considering other vendors, Metropolitan chose Tasty Picks. Tasty Picks has shown its affordable, appealing and healthy food by its successful launch and Operation at NCB
- Under the System's rules, real estate space license agreements, such as the proposed agreement does not require a RFP

Food Vendor: Tasty Picks

- Tasty Picks is a North Central Bronx-based food store that boasts a diverse range of culinary offerings.
 - Operating for 10 years and has been a food vendor at North Central Bronx for 2 years
- Operates a central prep kitchen in Brooklyn with guaranteed daily delivery of fresh food
 - Hours of operation will be: 6 am to 9pm Monday to Friday and 7am to 3pm Weekends and Holidays
 - Tasty Picks will offer a diverse menu of fresh food
 - Smoothies, Acai Bowls, and Juices: \$6.99-\$11.99
 - Hot breakfast and bakery items \$2.99-\$8.99
 - Fresh salads with homemade dressings \$6.95-\$8.45
 - Burgers and hot sandwiches and wraps \$6.99-11.99
 - Fresh Salads \$9.99-\$13.99
 - Mexican Specialties, Halal Specialties
 - Full complement of fountain drinks, bottles, cans, hot and iced coffee and tea. \$1.89 - \$3.75
 - Catering available for all hospital staff needs
 - Culturally sensitive foods will be offered
- Price range is \$1.50 - \$13.99

Deal Terms

- Location: 2,500 sq ft in the 1st Floor Mental Health Building, near 2nd Avenue Entrance
- Tasty Picks will do minor work (floor, paint, equipment): estimated cost \$250,000, which Tasty Picks is responsible for
- Rent: \$6,200/month (\$30/sq ft)
 - Year 1 rent: \$74,400
 - Term: 5 years with annual 2% increase
 - Total rent over 5 years: \$107,723.63
 - Term will begin at lease signing
- Agreement may be terminated for convenience
- Price increases other than those to keep pace with CPI increases must be approved by facility

Year	Amount
1	\$74,400
2	\$75,888
3	\$77,406
4	\$78,954
5	\$80,533
Total	\$387,180.59

Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to sign a five-year license agreement with Tasty Picks, Inc. #2 (“Tasty Picks”) for its use and occupancy of 2,500 square feet at NYC Health + Hospitals/Metropolitan (“Metropolitan”) for a retail food operation at an initial rate of \$30/square foot or \$74,400 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 either party on thirty days’ notice without cause.

LICESNSE AGREEMENT

**K&M MEDICAL PLLC GROUP D/B/A MOBILE
VASCULAR PHYSICIANS**

**NYC HEALTH + HOSPITALS / CARTER
NYC HEALTH + HOSPITALS / COLER
NYC HEALTH + HOSPITALS / McKINNEY
NYC HEALTH + HOSPITALS / SEA VIEW**

RESOLUTION

Authorizing New York City Health and Hospitals (the “**System**”) to sign a 5-year license terminable by the System without cause with K & M Medical PLLC Group d/b/a Mobile Vascular Physicians (“**MVP**”) for MVP’s use of 414 sf at NYC Health + Hospitals/Carter (“**Carter**”), 216 sf at NYC Health + Hospitals/Coler (“**Coler**”), 120 sf at NYC Health + Hospitals/McKinney (“**McKinney**”), and 125 sf at NYC Health + Hospitals/Seaview (“**Seaview**”) as examination rooms in connection with MVP’s vein care practice at initial rates of \$47/sf at Carter, \$57/sf at Coler, \$25/sf at McKinney and \$40/sf at Seaview for an initial yearly fee of \$74,859 for the four spaces to increase by 3%/year for a total over the 5-year term for the four spaces of \$177,698.

WHEREAS, Carter, Coler, McKinney and Seaview are System post-acute care facilities that have a substantial number of patients who require dialysis (together, the “**Facilities**”); and

WHEREAS, dialysis patients frequently have problems with the vascular access that is an essential part of dialysis and such problems frequently require the care of vascular surgeons; and

WHEREAS, now, such dialysis patients are sent to acute care hospitals for vascular care often resulting in multiple day stays at the hospitals at great inconvenience to the patients, unnecessary expense for the acute care hospital bed and an interruption of the patients’ care at the Facilities; and

WHEREAS, having MVP, a medical practice specialized in vascular surgery, on site at the Facilities will enable better service for our patients in a more cost- efficient manner; and

WHEREAS, while MVP will also provide services at bedside, most services will be provided in exam rooms licensed by MVP from the System; and

WHEREAS, the licensed spaces will be used only by MVP for vascular care of patients; and

WHEREAS, license fees for the spaces to be licensed to MVP at the Facilities is at fair market value as is required under Federal anti-kickback regulations; and.

WHEREAS, the Senior Vice President for post-acute care will administer the license.

NOW THEREFORE, IT IS RESOLVED THAT, New York City Health and Hospitals (the “**System**”) be and hereby is to sign a 5-year license terminable by the System without cause with K & M Medical PLLC Group d/b/a Mobile Vascular Physicians (“**MVP**”) for MVP’s use of 414 sf at NYC Health + Hospitals/Carter (“**Carter**”), 216 sf at NYC Health + Hospitals/Coler (“**Coler**”), 120 sf at NYC Health + Hospitals/McKinney (“**McKinney**”), and 125 sf at NYC Health + Hospitals/Seaview (“**Seaview**”) as examination rooms in connection with MVP’s vein care practice at initial rates of \$47/sf at Carter, \$57/sf at Coler, \$25/sf at McKinney and \$40/sf at Seaview for an initial yearly fee of \$74,859 for the for spaces to increase by 3%/year for a total over the 5-year term for the four spaces of \$177,698.

EXECUTIVE SUMMARY

LICENSE TO MVP OF EXAM ROOM SPACE AT CARTER, COLER, MCKINNEY AND SEAVIEW

BACKGROUND: Over recent years, the System has added dialysis care at its post-acute care facilities which has increased their ability to accept patients. A remaining service needed at the post-acute is vascular care that is often needed by dialysis patients because of the need for vascular access during dialysis. The System will contract with K & M Medical PLLC Group d/b/a Mobile Vascular Physicians or MVP to provide vascular services. The current resolution focuses not on the engagement of MVP or its services, but rather on the licensing of space at the Facilities for exam rooms to be used only by MVP.

When the System engages a doctor or medical group to provide services in its hospitals to System patients, the System bills 3rd party payors for the patients' care and then pays the doctor or medical group a negotiated fee. But when the patient goes to such doctor or medical groups' office for care, the patient become the patient of such doctor or medical group which bills 3rd party payors and the System has no financial involvement.

When one healthcare provider has a referring relationship to another healthcare provider – as the System will have with MVP – applicable regulations require that all other dealing between such medical providers be on a strict arm's length, fair market value basis. This it is important that the license fee charged by the System and paid by MVP is at fair market value.

LICENSE TERMS: The area licensed to MVP at each Facility and the rate at which the license fee is calculated and the total of such fees are as follows:

Facility	Square Footage	FMV	Year 1	Total Over 5 Years
Carter	300	\$47/SF	\$14,100	\$74,859
Coler	216	\$57/SF	\$12,312	\$65,366
McKinney	120	\$25/SF	\$3,000	\$15,927
Seaview	125	\$40/SF	\$5,000	\$21,546

The annual license fee will increase by 3% annually. The license will be terminable on short notice without cause by the System.



November 28, 2022

Dr. Abe Knoll
K & H Medical PLLC
120 Hicksville Road
Bethpage, NY 11714

RE: 1752 Park Avenue New York, NY 10035

Dear Dr. Knoll,

1752 Park Avenue New York, NY 10035 was compared to other existing and comparable properties in the current real estate market. Price adjustments were considered with property differences. According to the market data, rates for leasing medical offices are ranging between \$38.00 to \$55.50 per square foot.

Using the market data, the estimated Fair Market Value (FMV) would be \$47.00 per square foot, for a long-term full-service lease contract.

The estimated market rent for the above property for this specific contract utilizing a 300-sf room, once a month including all permitted common areas, would be of an estimated monthly rent range between: \$445.00 and \$495.00.

This rent should be full service and include an examination room with exam table, standard office furniture with storage (drawer or cabinet). Thank you for inquiry and please feel free to contact me if additional information or assistance is needed.

Sincerely,

Roxanne DeVito

ROXANNE DEVITO
LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
DIRECT: 917.930.2740
OFFICE: 516.795.3456
MOBILE: 917.930.2740
FAX: 516.795.0506
Roxanne.DeVito@elliman.com
5066 SUNRISE HWY, MASSAPEQUA PARK, NY 11762



November 28, 2022

Dr. Abe Knoll
K & H Medical PLLC
120 Hicksville Road
Bethpage, NY 11714

RE: 460 Brielle Avenue Staten Island, NY 10314

Dear Dr. Knoll,

460 Brielle Avenue Staten Island, NY 10314 was compared to other existing and comparable properties in the current real estate market. Price adjustments were considered with property differences. According to the market data, rates for leasing medical offices are ranging between \$28.00 to \$52.00 per square foot.

Using the market data, the estimated Fair Market Value (FMV) would be \$40.00 per square foot, for a long-term full-service lease contract.

The estimated market rent for the above property for this specific contract utilizing a 125-sf room, once a month including all permitted common areas, would be of an estimated monthly rent range between: \$142.00 and \$192.00.

This rent should be full service and include an examination room with exam table, standard office furniture with storage (drawer or cabinet). Thank you for inquiry and please feel free to contact me if additional information or assistance is needed.

Sincerely,

Roxanne DeVito

ROXANNE DEVITO
LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
DIRECT: 917.930.2740
OFFICE: 516.795.3456
MOBILE: 917.930.2740
FAX: 516.795.0506
Roxanne.DeVito@elliman.com
5066 SUNRISE HWY, MASSAPEQUA PARK, NY 11762



November 28, 2022

Dr. Abe Knoll
K & H Medical PLLC
120 Hicksville Road
Bethpage, NY 11714

RE: 594 Albany Avenue Brooklyn, NY 11203

Dear Dr. Knoll,

594 Albany Avenue Brooklyn, NY 11203 was compared to other existing and comparable properties in the current real estate market. Price adjustments were considered with property differences. According to the market data, rates for leasing medical offices are ranging between \$20.00 to \$30.00 per square foot.

Using the market data, the estimated Fair Market Value (FMV) would be \$25.00 per square foot, for a long-term full-service lease contract.

The estimated market rent for the above property for this specific contract utilizing a 120-sf room, once a month including all permitted common areas, would be of an estimated monthly rent range between: \$75.00 and \$125.00.

This rent should be full service and include an examination room with exam table, standard office furniture with storage (drawer or cabinet). Thank you for inquiry and please feel free to contact me if additional information or assistance is needed.

Sincerely,

Roxanne DeVito

ROXANNE DEVITO
LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
DIRECT: 917.930.2740
OFFICE: 516.795.3456
MOBILE: 917.930.2740
FAX: 516.795.0506
Roxanne.DeVito@elliman.com
5066 SUNRISE HWY, MASSAPEQUA PARK, NY 11762



November 30, 2022

Dr. Abe Knoll
K & H Medical PLLC
120 Hicksville Road
Bethpage, NY 11714

RE: 900 Main Street Roosevelt Island, NY 10044

Dear Dr. Knoll,

900 Main Street Roosevelt Island, NY 10044 was compared to other existing and comparable properties in the current real estate market. Price adjustments were considered with property differences. According to the market data, rates for leasing medical offices are ranging between \$49.00 to \$66.00 per square foot.

Using the market data, the estimated Fair Market Value (FMV) would be \$57.00 per square foot, for a long-term full-service lease contract.

The estimated market rent for the above property for this specific contract utilizing a 216-sf room, once a month including all permitted common areas, would be of an estimated monthly rent range between: \$385.00 and \$435.00.

This rent should be full service and include an examination room with exam table, standard office furniture with storage (drawer or cabinet). Thank you for inquiry and please feel free to contact me if additional information or assistance is needed.

Sincerely,

Roxanne DeVito

ROXANNE DEVITO
LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
DIRECT: 917.930.2740
OFFICE: 516.795.3456
MOBILE: 917.930.2740
FAX: 516.795.0506
Roxanne.DeVito@elliman.com
5066 SUNRISE HWY, MASSAPEQUA PARK, NY 11762

Post Acute Care-Mobile Vascular Physician (MVP), License Agreement

Capital Committee Meeting
September 11, 2023

Khoi Luong, DO, MBA, SVP Post-Acute Care
Leora Jontef, AVP, Housing + Real Estate

Capital Committee Approval Request

- Authorizing New York City Health and Hospitals (the “**System**”) to sign a 5-year license terminable by the System without cause with K & M Medical PLLC Group d/b/a Mobile Vascular Physicians (“**MVP**”) for MVP’s use of 414 sf at NYC Health + Hospitals/Carter (“**Carter**”), 216 sf at NYC Health + Hospitals/Coler (“**Coler**”), 120 sf at NYC Health + Hospitals/McKinney (“**McKinney**”), and 125 sf at NYC Health + Hospitals/Seaview (“**Seaview**”) as examination rooms in connection with MVP’s vein care practice at initial rates of \$47/sf at Carter, \$57/sf at Coler, \$25/sf at McKinney and \$40/sf at Seaview for an initial yearly fee of \$74,859 for the four spaces to increase by 3%/year for a total over the 5-year term for the four spaces of \$177,698.

Overview of Proposal

- Currently, dialysis patients are taken off-site for vein care with additional costs and an inconvenience to patients.
- The proposed resolution provides for the System to license exam rooms in 4 post-acute facilities where Mobile Vascular Physicians (“MVP”) will provide vascular care to patients
 - Carter, Coler, McKinney, and Seaview
 - These patients will be treated as MVP patients.
 - MVP will bill third-party payers and will have their own medical record and be solely liable for the care. MVP will prepare notes of their care that will be entered into our Point Click Care.
- Not included in this resolution: a service agreement with MVP to treat our patients at bedside.
 - The patients are regarded as System patients, the System’s Point Click Care will be used.
 - MVP will bill third party payors and the System will pay at the Medicaid rate for only those patients without insurance. The low dollar value of this agreement is below the threshold for Board approval.

Background on Mobile Vascular Physician (MVP)

- MVP is a regional provider of interventional radiologists, vascular surgeons, and other providers focused on vascular disease with a focus on dialysis access to date has served over 340,000 patients in 273 locations.
- The specialized physicians at MVP are well respected among providers and in the community.
- Vascular access procedures for hemodialysis patients include: access creation, access surveillance, access maturation assistance for veins that fail to dilate, clot removal, angioplasty, and the placement of and removal of dialysis catheters, as needed.
- MVP can provide care at our Post-Acute Care Facilities or at their vascular centers in Queens, Bronx, and Brooklyn, depending on the services needed.

License Terms

- One license, with four locations.
- Gouverneur is not included in space license due to lack of suitable space. Gouverneur patients will be treated by MVP under a System contract at bedside or will go to MVP offices.
- Five year term. Commencement expected 12/1/2023.
- FMV Occupancy Fee, based on markets for each location, takes into account that MVP's utilities are included in the occupancy fee. Opinions of FMV are attached.

Facility Name	Square Footage	FMV	Year 1	Total Over 5 Years
Carter	300	\$47/SF	\$14,100	\$74,859
Coler	216	\$57/SF	\$12,312	\$65,366
McKinney	120	\$25/SF	\$3,000	\$15,927
Seaview	125	\$40/SF	\$5,000	\$21,546

- Authorizing New York City Health and Hospitals (the “**System**”) to sign a 5-year license terminable by the System without cause with K & M Medical PLLC Group d/b/a Mobile Vascular Physicians (“**MVP**”) for MVP’s use of 414 sf at NYC Health + Hospitals/Carter (“**Carter**”), 216 sf at NYC Health + Hospitals/Coler (“**Coler**”), 120 sf at NYC Health + Hospitals/McKinney (“**McKinney**”), and 125 sf at NYC Health + Hospitals/Seaview (“**Seaview**”) as examination rooms in connection with MVP’s vein care practice at initial rates of \$47/sf at Carter, \$57/sf at Coler, \$25/sf at McKinney and \$40/sf at Seaview for an initial yearly fee of \$74,859 for the four spaces to increase by 3%/year for a total over the 5-year term for the four spaces of \$177,698.

CONTRACT APPROVAL

JEMCO ELECTRICAL CONTRACTORS, INC.

**GENERAL CONSTRUCTION
REQUIREMENTS CONTRACT**

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Jemco Electrical Contractors, Inc. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.

WHEREAS, NYC Health + Hospitals requires general construction services from time to time for small projects throughout NYC Health + Hospitals facilities; and

WHEREAS, NYC Health + Hospitals has determined that the need for such services can be best met by utilizing general construction contractors, on an as-needed basis, through a requirements contract; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on May 23, 2023, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid for this contract solicitation; and

WHEREAS, the proposed contract is one of three that NYC Health + Hospitals proposes to execute pursuant to this solicitation; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Jemco Electrical Contractors, Inc. in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various NYC Health + Hospitals facilities over a two-year period.

**EXECUTIVE SUMMARY
JOB ORDER CONTRACT
JEMCO ELECTRICAL CONTRACTORS, INC.
(GENERAL CONSTRUCTION)**

CONTRACT SCOPE: General Construction Work

NEED: NYC Health + Hospitals facilities needs general construction services to perform small jobs on an as needed basis at its facilities throughout New York City. Due to fluctuating demands, such smaller projects can best be handled by contractors on an as-needed basis, via requirements contracts.

CONTRACT DURATION: 2 Years

SIMILAR EXPERIENCE: CUNY- John Jay College – Through DASNY
Restroom Upgrade/Asbestos Abatement
General Construction
Completed:
Amount: \$6,042,173

H+H EXPERIENCE: NYC Health & Hospitals – Harlem
Hospital
Electrical Infrastructure Upgrade
Completed:
Amount: \$14,000,000

CONTRACT AMOUNT: \$10,000,000

VENDEX APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Committed to a 41% MWBE Goal



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

From: Franco Esposito *Franco Esposito*
Senior Counsel
Office of Legal Affairs

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

Vendor: Jemco Electrical Contractors, Inc.

Date: June 22, 2023

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Approved

MWBE

41% goal

CONTRACT APPROVAL

BA GLOBAL CONSTRUCTION CORP.

**GENERAL CONSTRUCTION
REQUIREMENTS CONTRACT**

NYC HEALTH + HOSPITALS / SYSTEM-WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with BA Global Construction Corp. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.

WHEREAS, NYC Health + Hospitals requires general construction services from time to time for small projects throughout NYC Health + Hospitals facilities; and

WHEREAS, NYC Health + Hospitals has determined that the need for such services can be best met by utilizing general construction contractors, on an as-needed basis, through a requirements contract; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on May 17, 2023, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid for this contract solicitation; and

WHEREAS, the proposed contract is one of three that NYC Health + Hospitals proposes to execute pursuant to this solicitation; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with BA Global Construction Corp. in the amount of \$10,000,000 to provide general construction services on an as-needed basis at various NYC Health + Hospitals facilities over a two-year period.

**EXECUTIVE SUMMARY
JOB ORDER
CONTRACT
BA GLOBAL CONSTRUCTION CORP.
(GENERAL CONSTRUCTION)**

CONTRACT SCOPE: General Construction Work

NEED: NYC Health + Hospitals facilities needs general construction services to perform small jobs on an as needed basis at its facilities throughout New York City. Due to fluctuating demands, such smaller projects can best be handled by contractors on an as-needed basis, via requirements contracts.

CONTRACT DURATION: 2 Years

SIMILAR EXPERIENCE: DASNY – JOCS GC
General Construction
Completed: 2024
Amount: \$24,000,000

H+H EXPERIENCE: NYC Health & Hospitals – Bellevue
Hospital
Supply Room Renovations
Completed: 2022
Amount: \$416,888.56

CONTRACT AMOUNT: \$10,000,000

VENDEX APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Certified MWBE Vendor



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

From: Franco Esposito *Franco Esposito*
Senior Counsel
Office of Legal Affairs

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

Vendor: BA Global Construction Corp.

Date: August 25, 2023

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Approved

MWBE

MBE Certified

General Construction Job Order Contracts Request for Approval

**Capital Committee
September 11, 2023**

Manny Saez, PhD. VP, Office of Facilities Development
Mahendranath Indar, AVP, Office of Facilities Development



Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Jemco Electrical Contractors, Inc. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.
- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with BA Global Construction Corp. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.



Background / Current State

- Job Order Contracting (JOCs) are Construction Contracts that are awarded based on public bid, whereby bidders use a multiplier, against an itemized catalog of services, to establish their base bid. Solicitation and award in alignment with NYC Health + Hospitals Operating Procedure 100-5.
- Current General Construction contracts were awarded in 2019 and expire this year
- Our current utilization for the three incumbents is at 85% of total contract value – with two of three at nearly 100%:

Vendor	Start Date	End Date	# of WOs issued	Contract Value	Award to Date
BA Global Construction Corporation	7/1/2021	12/31/2023	45	\$10,000,000	\$9,774,530.58
CareFree Improvements	7/1/2021	12/31/2023	37	\$10,000,000	\$9,832,376.99
Volmar Construction, Inc.	7/1/2021	12/31/2023	38	\$10,000,000	\$6,102,105.34
Total			120	\$30,000,000	\$25,709,012.91



- Public bids opened on May 17, 2023 and May 23, 2023 for two contracts, each for \$10M, to provide General Construction services. The contracts will be for 2 years
- Jemco Electrical Contractors (“Jemco”) was the lowest responsible bidder for on May 17, 2023
 - Lowest multiplier submitted by Jemco – 0.7020
 - Jemco is currently one of our JOCs Electrical Contractor (2020-2022) and also served as a previous JOCs General Contractor (2018-2020). Evaluations for both contracts were rated 84% and 93% respectively. Additionally, the ratings listed in MOCs included 2 Excellent and 4 Good.
- BA Global Construction Corporation (“BA Global”) was the lowest responsible bidder for on May 23, 2023
 - Lowest multiplier submitted by Ba Global – 0.6702
 - BA Global is currently one of our JOC General Contractors. Evaluations for the JOC Contract is 87.5%. BA Global is also the prime contractor for two projects: Kings Pharmacy and Woodhull Façade.



JEMCO Vendor Evaluations

Vendor Performance Evaluation	
Jemco Electrical Contractors, Inc.	
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 extend applicable?	Yes
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	Yes
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	Yes
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	Yes
Did the vendor pay its suppliers and subcontractors, if any, promptly?	Yes
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	Yes
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	Yes
Did the vendor adequately staff the contract?	Yes
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	Yes
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	Yes
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	Yes
Performance and Overall Quality Rating Satisfactory	Excellent

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



BA Global Vendor Evaluations

Vendor Performance Evaluation	
BA Global Construction Corporation	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	Yes
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extent applicable?	Yes
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	Yes
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	Yes
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	Yes
Did the vendor pay its suppliers and subcontractors, if any, promptly?	Yes
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	Yes
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	Yes
Did the vendor adequately staff the contract?	Yes
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	Yes
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	Yes
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	Yes
Performance and Overall Quality Rating Satisfactory	Good

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



GC MWBE Utilization Plans

➤ Jemco has committed to a 41% MWBE spend:

Subcontractor	Certification	Supplies/Services	Utilization Plan %	Utilization \$s
Eastern Plumbing	WBE	Plumbing	10%	\$1,000,000
Tedco Group Inc.	WBE	Service / HVAC, Mechanical scope	10%	\$1,000,000
Park Ave Building & Roofing Supplies	MBE	General Construction Materials/Supplies	5%	\$500,000
Deutscher & Daugher	WBE	Hollow Metal Doors & Hardware, Glass	5%	\$500,000
AGA Environmental	MBE	Asbestos Abatement	5%	\$500,000
LB Consulting	WBE	CPM Scheduling	3%	\$300,000
Turtle & Hughes	WBE	Electrical Materials/Supplies/ lights/controls	3%	\$300,000
Total			41%	\$4,100,000

➤ BA Global is certified MWBE vendor so 100% of spend will be MWBE



Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Jemco Electrical Contractors, Inc. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.
- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with BA Global Construction Corp. (the “Contractor”), for a not to exceed amount of \$10,000,000, to provide general construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.



CONTRACT APPROVAL

JEMCO ELECTRICAL CONTRACTORS, INC.

**CONSTRUCTION SERVICES FOR BEHAVIORAL
HEALTH ANTI-LIGATURE PROJECT**

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a contract with Jemco Electrical Contractors (the “**Contractor**”) to undertake a renovation of the Behavioral Health Units located on the 12th, 18th, and 20th Floors at Bellevue Hospital Center (“**Bellevue**”), to create a ligature resistant environment, for a contract amount of \$12,779,569 with a 10% project contingency of \$1,277,956 to bring the total cost not to exceed \$14,057,525.

WHEREAS, during the mid-1980’s, the 12th, 18th, and 20th floors at Bellevue were built out as new Behavioral Health inpatient units; and

WHEREAS, through in- house analysis, many high-risk issues were identified such as tubs, sink drains, tub spouts, toilets, and dispensers in inpatient bathrooms; and

WHEREAS, as a result, it is necessary to perform a complete renovation/construction of the Behavioral Health Units (to eliminate anti-ligature risk thereby reducing the risk of harm to individuals), and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on June 7, 2023, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Jemco Electrical Contractors, Inc. in the amount of \$12,779,569 to undertake a renovation at NYC Health + Hospitals/Bellevue Hospital Center’s Behavior Health Units.

EXECUTIVE SUMMARY
ANTI-LIGATURE CONSTRUCTION CONTRACT
JEMCO ELECTRICAL CONTRACTORS, INC.ss

CONTRACT SCOPE: General Construction Work

NEED: NYC Health + Hospitals facilities needs general construction services to undertake the anti-ligature project at Bellevue Hospital's Behavioral Health Units due to an analysis of the current conditions of several floors at the facility.

CONTRACT DURATION 357 Consecutive Calendar Days

SIMILAR EXPERIENCE: CUNY- John Jay College – Through DASNY
Restroom Upgrade/Asbestos Abatement
General Construction
Completed:
Amount: \$6,042,173

H+H EXPERIENCE: NYC Health & Hospitals – Harlem Hospital
Electrical Infrastructure Upgrade Completed:
Amount: \$14,000,000

NYC Health & Hospitals
JOCs Electrical – 2018 - 2020
Amount: \$10,000,000

CONTRACT AMOUNT: \$12,779,569

VENDEX APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Committed to a 32% MWBE Goal



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

From: Franco Esposito *Franco Esposito*
Senior Counsel
Office of Legal Affairs

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

Vendor: Jemco Electrical Contractors, Inc.

Date: August 23, 2023

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Approved

MWBE

32% goal

Request to Award Contract to Jemco Electrical Contractors for Anti-Ligature Project of the Behavioral Health Units at Bellevue Hospital

**Capital Committee
September 11, 2023**

**Marcia Peters, Chief Operating Officer, NYC H+H/Bellevue
Manuel Saez, PhD, Vice President, OFD
Oscar Gonzalez, Senior Assistant Vice President, OFD
Anniqua Brown, Senior Director, OFD**



Request for Approval

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Jemco Electrical Contractors, Inc. (the “Contractor”), to undertake a renovation of the Behavioral Health Units located on the 12th, 18th and 20th floors at NYC Health + Hospitals/Bellevue Hospital Center (“**Bellevue**”), to create a ligature resistant environment, for a contract amount of \$12,779,569, with a 10% project contingency of \$1,277,956, to bring the total cost not to exceed \$14,057,525.



Program Background/ History

- As a referral site for mental health care for all 11 public hospitals in New York City, Bellevue provides care for the underserved New Yorkers with mental health issues. Inpatient Behavioral Health Units on the south east corner of 30th St. and First Ave.
- During the mid-1980's, the 12th, 18th, and 20th floors were built out as new Behavioral Health (BH) inpatient units.
- We are looking to upgrade this aging facility to better meet the needs of this vulnerable population.
- As a result, it is necessary to perform a complete renovation of all inpatient units on all Behavioral Health units to mitigate ligature risks and provide care in a safe space.
- **Ligature Resistant:** Removal of any furniture, equipment, fixtures that creates ligature points where a cord, rope, bed sheet or other material can be looped or tied to fashion a point of attachment that may lead to loss of life or self-harm.



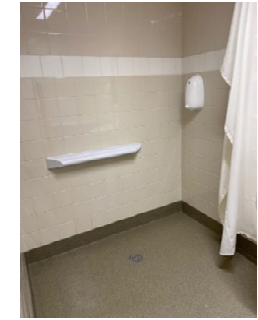
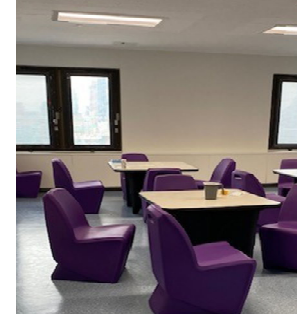
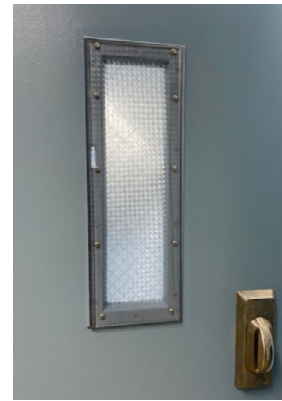
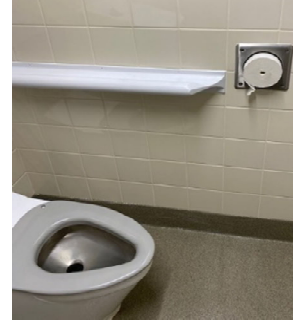
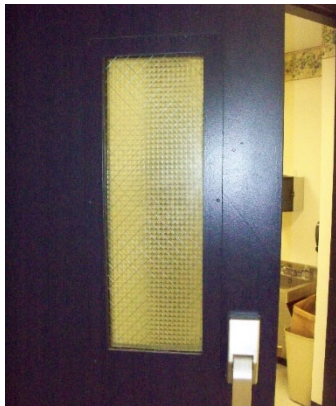
Construction Scope & Schedule

- The new anti-ligature renovation covers 6 units and will incorporate:
 - Complete interior demolition of the each patient room within each unit
 - Replace exterior windows with a behavioral health grade compliant glazing
 - Replace glazing of interior window to a behavioral health compliant glazing- polycarbonate.
 - Upgrade bathrooms and replace existing plumbing fixtures with detention grade ligature resistant fixtures, including sealing edges with a pick-proof sealant
 - Install solid surface sink base and enclosure, including a solid surface removable panel with tamper-proof screws to secure, pick-proof sealant at all junctions of sink/base with wall surface, and gaps.
 - Upgrade finishes, millwork and hardware to Behavioral Health's new compliant standard, including continuous hinges and ligature-resistant handles
 - This project will have no impact to current bed count or result in an interruption in delivery of care
 - Expected to begin Jan 2024 with completion expected by Summer 2025



Current State

Future state



Overview of Procurement

- 4/24/2023 & 4/25/23: Site tour for bidders; 4 contractors attended
- 6/7/2023: Bid due date, four bids received
- 8/10/2023: Pre-award meeting held with Jemco Electrical Contractors, Inc. the lowest responsive and responsible bidder



Construction Contract

- Sourced via public bid
- Jemco Electrical Contractors Inc. (“Jemco”) was the lowest of four (4) bidders
- Jemco has committed to a 32% MWBE subcontractor utilization plan presented

Subcontractor	Certification	Supplies/Services	Utilization Plan %	Utilization \$s
Cardoza Plumbing	MBE	Plumbing	12%	\$1,526,904.96
Tedco Group Inc.	WBE	Service / HVAC, Mechanical scope	12%	\$1,526,904.96
Park Ave Building & Roofing Supplies	MBE	General Construction Materials/Supplies	5%	\$636,210.40
Turtle & Hughes	WBE	Electrical Materials/Supplies/ lights/controls	2%	\$254,484.16
Deutscher & Daugher	WBE	Hollow Metal Doors & Hardware, Glass	1%	\$127,242.08
Total			32%	\$4,071,747

- Contract amount is **\$12,724,208**
- Jemco is currently one of our JOCs Electrical Contractor (2020-2022) and also served as a previous JOCs General Contractor (2018-2020). Evaluations for both contracts were rated 84% and 93% respectively. Additionally, the ratings listed in MOCs included 2 Excellent and 4 Good.
- Expected to begin Jan 2024 (or earlier) with completion expected by Summer 2025



Performance Evaluation

Vendor Performance Evaluation	
Jemco Electrical Contractors Inc.	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	Yes
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extent applicable?	Yes
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	Yes
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	Yes
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	Yes
Did the vendor pay its suppliers and subcontractors, if any, promptly?	Yes
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	Yes
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work?	Yes
Did the vendor adequately staff the contract?	Yes
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	Yes
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	Yes
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	Yes
Performance and Overall Quality Rating Satisfactory	Excellent

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



Project Budget

Bellevue : Anti-ligature 6 units	
Construction	\$12,779,569
Project Contingency (10%)	\$1,277,956
Total	\$14,057,525*

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



Request for Approval

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Jemco Electrical Contractors, Inc. (the “Contractor”), to undertake a renovation of the Behavioral Health Units located on the 12th, 18th and 20th floors at NYC Health + Hospitals/Bellevue Hospital Center (“**Bellevue**”), to create a ligature resistant environment, for a contract amount of \$12,779,569, with a 10% project contingency of \$1,277,956, to bring the total cost not to exceed \$14,057,525.

