

CAPITAL COMMITTEE
MEETING AGENDA

January 19, 2024

11:30 AM

50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- ADOPTION OF MINUTES – December 4, 2023

José Pagán

- VICE PRESIDENT'S REPORT

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Leora Jontef**

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a 99 year sublease (including tenant renewal options) with The Fortune Society, Inc. or an affiliate housing development fund corporation formed for the transaction (“**Fortune**”), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “**Building**”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds and 10 parking spots (the “**Property**”) on the NYC Health + Hospitals/Jacobi (“**Jacobi**”) campus to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% Area Median Income (AMI), community rooms, a lobby, and onsite social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households and 1 live-in super’s unit at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a 15-year contract with Fortune to provide on-site comprehensive supportive services for the Building’s residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

Vendex: NA

EEO: NA

- **Resolution** **Manuel Saez**

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Zaman Construction Corp (the “Contractor”), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.

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 Polaris Electrical Construction Corp. (the “Contractor”), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.

Vendex: Approved

EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

December 4, 2023

Capital Committee Meeting – December 4, 2023

As reported by: José Pagán

Committee Members Present: Dr. Machelles Allen for Mitchell Katz until he joined at 11:28, José Pagán, Freda Wang joined at 11:28, Sally Hernandez-Piñero

Mr. José Pagán called the meeting to order at 11:17 a.m. and noted for the record Dr. Machelles Allen is representing Dr. Mitchell Katz, in a voting capacity until he joins.

Mr. Pagán called for a motion to approve the November 20, 2023 minutes of the Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on November 20, 2023, were unanimously approved.

VICE PRESIDENT REPORT

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

Mr. Saez informed the Committee as the calendar year wraps up, the Office of Facilities Development has been actively meeting with leadership of all Health + Hospitals facilities to review and prioritize new needs submission to the Office of Management and Budget (OMB) in December.

We are working to enhance the Harlem OB-OR space to allow us to provide care to our patients in the best environment possible. Working to install seamless flooring, LED lighting, and new equipment and storage. Actively working with the clinical team on various access barriers, and working with a current timeline of 3 months to completion.

He noted that the department is starting our second year with the ACE mentorship program. Last year was very successful with 12 students completing the year and successfully presenting a final project. Four students from the last team chose to return to the team again this year. We will host high school students at Metropolitan to teach them about Architecture, Construction Management, and Engineering available in a healthcare setting. We are hosting the students every other week until May 2024.

Mr. Saez advised that the Brooklyn Borough President funded Maternal Health project had met an early milestone of all solicitations being approved by the Contract Review Committee (CRC). We are looking to be

in contract for all three facilities (South Brooklyn, Woodhull, Kings County) in the late spring or early summer of 2023.

Mr. Saez reported there was one item for the Committee to discuss - a construction project for Labor and Delivery at NYC H+H/Jacobi.

Ms. Hernandez-Piñero asked about the status of the master planning services contracts. Mr. Gonzalez said solicitation was in the final steps and two contracts were nearing award. Ms. Hernandez-Piñero asked if it was a multi-year effort. Mr. Gonzalez said, yes. Ms. Hernandez-Piñero asked if work would be assigned by Borough. Mr. Gonzalez said there would be one executive master planner of sorts to help tie in any system-wide initiatives and establish a standard and the other consultants in the pool would each be assigned a facility.

Mr. Saez read the resolution for consideration:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with BA Global Construction, Corp. (the "Contractor"), to undertake a renovation at NYC Health + Hospitals/Jacobi Medical Center's ("Jacobi") Postpartum Department, to upgrade and modernize such Postpartum Department to meet the needs of an expanding community, for a contract amount of \$12,842,955 with an 18% project contingency of \$2,311,732 to bring the total cost not to exceed \$15,154,687.

Oscar Gonzalez, Senior Assistant Vice President, narrated a presentation providing background information on the contracts and associated services, prior increases, overview of procurement, summary of proposed amendments, and WMBE utilization plan. Mr. Gonzalez was joined by Chris Mastromano, Chief Executive Officer, Ellen Barlis, Deputy Executive Director, NYC Health + Hospitals/Jacobi, and Hiba Hadeed, Director, Office of Facilities Development.

Ms. Hernandez-Piñero asked if decreasing the number of available patient rooms was outweighed by the value of having the individual rooms. Mr. Mastromano said yes, we anticipate an increase in deliveries as a result.

Dr. Allen asked about the decentralized nurse's stations. Ms. Hadeed said because the space was two wings, there would be a station on each wing.

Dr. Allen asked how often current rooms were filled. Mr. Mastromano said not often. We are very rarely hitting full census. He noted that space was a limiting factor.

Ms. Hernandez-Piñero noted that BA Global had other contracts with H+H. Mr. Indar said yes, they hold an on-demand Job Order Contract for General Construction services. Ms. Hernandez-Piñero asked if the



system was satisfied with their services. Mr. Indar said yes, based on evaluations.

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

There being no further business, the Committee Meeting was adjourned at 11:30 a.m.

VICE PRESIDENT'S REPORT

Capital Committee Vice President Report January 19, 2024

- The last month of the year proved to be somewhat of an eventful one.
- Over the Christmas weekend, water and petroleum infiltrated the Women's Health Pavilion elevator pit at NYC H+H Elmhurst. Our Emergency vendor along with our elevator maintenance vendor responded and provided resources expeditiously to pump and dry the elevators pits, and then were able to identify and repair the cause of the infiltration, allowing the elevators to be placed back into operation.
- In the NYC H+H Lincoln emergency room, a psychiatric patient was unfortunately able to break a sprinkler head, resulting in massive amount of water distribution. Teams worked around the clock to stop the water and perform clean up and repairs to allow affected areas to resume providing care to patients as quickly as possible.
- As a result of the recent events at NYC H+H Woodhull, we are in the process of working to identify short- term projects that will address our resiliency needs and have a positive impact on the maintenance efforts at our facilities.
- We are approaching the final selection of a vendor of our Facilities Work Order Management System, and expect to have further updates later in the year. This is a computerized system developed to help our staff across the system create and manage work order for repairs or maintenance, creation and ongoing management of a preventive maintenance program, reporting, and regulatory preparedness.
 - We have three items for this month's board – The Just Home Project in collaboration with CHS, a request to award a contract for the replacement of the roof at Woodhull Hospital also in collaboration
- with CHS, and a request to award a JOC contract for Electrical Construction services.

SUBLEASE APPROVAL

THE FORTUNE SOCIETY, INC.

AFFORDABLE HOUSING

NYC HEALTH + HOSPITALS / JACOBI

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a 99 year sublease (including tenant renewal options) with The Fortune Society, Inc. or an affiliate housing development fund corporation formed for the transaction (“**Fortune**”), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “**Building**”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds and 10 parking spots (the “**Property**”) on the NYC Health + Hospitals/Jacobi (“**Jacobi**”) campus to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% Area Median Income (AMI), community rooms, a lobby, and onsite social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households and 1 live-in super’s unit at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a 15-year contract with Fortune to provide on-site comprehensive supportive services for the Building’s residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

WHEREAS, some New Yorkers under the care of NYC Health + Hospitals/Correctional Health Services are released from the New York City (the “City”) jail system with complex medical needs and find that existing housing programs are ill-equipped to support individuals with such medical needs, and that shelters are unavailable to people that require assistance with activities of daily living and

WHEREAS, pursuant to a New York City Department of Housing Preservation and Development (“HPD”) Supportive Housing Request-for-Qualifications, in July 2022, HPD selected Fortune, a not-for-profit corporation, from a pre-qualified list of developers who own and operate high-quality supportive housing to serve as the housing developer of the Property; and

WHEREAS, Fortune, one of the three New York City Department of Health and Mental Hygiene awarded Justice Involved Supportive Housing providers, has a strong record of providing social services and care coordination for those leaving the City jail system, and as a housing provider (emergency, transitional, and permanent supportive); and

WHEREAS, over its 50-year history, Fortune’s mission has been to support successful reentry from incarceration and to promote alternatives to incarceration which mission is carried out for many years through the operation of many transitional housing and permanent housing units with its highly diverse staff; and

WHEREAS, Fortune will be solely responsible for the gut renovation of the Building and creation of the described housing at an estimated cost of \$40,000,000 to be funded by a variety of City, State and private sources; and

**Page Two – Resolution
Fortune Society Sublease**

WHEREAS, residents benefit from the having the non-profit developer of supportive housing also be the on-site provider of comprehensive supportive services for Building residents because it eliminates the risk of miscommunication and conflicting agendas between the developer/landlord and the service provider; and

WHEREAS, Fortune will be solely responsible to staff and provide the on-site comprehensive supportive services for the Building residents; and

WHEREAS, a Public Hearing was held on December 13, 2023, in accordance with the requirements of the System's Enabling Act; and

WHEREAS, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor.

NOW, THEREFORE, BE IT RESOLVED, that New York City Health and Hospitals Corporation (the "**System**") be and he hereby is authorized to execute a 99 year sublease (including tenant renewal options) with Fortune Society, Inc. or an affiliate housing development corporation formed for the transaction ("**Fortune**"), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the "**Building**") and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds (the "**Property**") on the NYC Health + Hospitals/Jacobi ("**Jacobi**") campus to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% AMI, community rooms, a lobby, and on-site social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households and 1 live-in super's unit at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a 15-year contract with Fortune to provide comprehensive on-site supportive services for the Building's residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

EXECUTIVE SUMMARY

GROUND LEASE AND SUPPORTIVE HOUSING SERVICES AGREEMENTS NYC HEALTH+HOSPITALS/JACOBI THE FORTUNE SOCIETY, INC.

- NEED:** Some New Yorkers under the care of the NYC Health + Hospitals/Correctional Health Services are released by the New York City (the “City”) jail system with complex medical needs such as cancer and kidney failure and find that existing housing programs are ill-equipped to support individuals with such medical needs, and that shelters are unavailable to people that require assistance with activities of daily living.
- PROPOSAL:** To address this need it is proposed that the System enter into a long-term ground lease with Fortune of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “**Building**”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds (the “**Property**”) on the NYC Health + Hospitals/Jacobi (“**Jacobi**”) campus to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% Area Median Income (AMI), community rooms, a lobby, and onsite social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless and 25 units of affordable rental housing for low income households and 1 live-in super’s unit . At the same time, the proposal is for the System to engage Fortune to provide a comprehensive supportive service for the Building’s residents.
- LESSEE AND CONTRACTOR:** Fortune, a 55-year-old not-for-profit corporation, has as its mission to support successful reentry from incarceration and to promote alternatives to incarceration, thus strengthening the fabric of our communities. Fortune has provided high-quality social services for 55 years. Fortune serves approximately 10,000 clients annually with behavioral healthcare, employment training and placement, education, care coordination, housing, alternatives to incarceration, and other services in a “one-stop-shop” approach. Fortune is experienced in housing. It has operated a transitional shelter for 23 years, and permanent housing for 10 years. Currently it operates 120 units of permanent supportive housing in two buildings in Manhattan and the Bronx.
- SELECTION:** Pursuant to a New York City Department of Housing Preservation and Development (“**HPD**”) Supportive Housing Request-for-Qualifications, in July 2022, HPD selected Fortune from a pre-qualified list of developers who own and operate high-quality supportive housing to serve as the housing developer of the Property. Fortune is one of the three New York City Department of Health and Mental Hygiene awarded Justice Involved Supportive Housing providers. Residents benefit from the having the non-profit developer of supportive housing also be the on-site provider of comprehensive supportive services for Building residents because it eliminates the risk of miscommunication and conflicting agendas between the developer/ landlord and the service provider.
- PROPOSAL:** Fortune will be solely responsible for the renovation the Building, management and operation of the Building and also the provision of the supportive services for the residents. Fortune will finance and execute the gut renovation of the Building and create a multifamily residential building with 84 units of affordable housing for households earning less than 80% Area Median Income (AMI), community rooms, a lobby, and onsite social service suite. There will be 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income

households and 1 live-in super's unit. The transaction is scheduled to close on or about December 2024. Construction will immediately follow and is expected to take approximately 18 months.

TERMS:

In view of the public benefit of the program and the particular benefit to the System's patients the occupancy fee shall be waived. Fortune shall, however pay an annual administrative fee of \$12,000 increasing by 5% every five years. Fortune shall be responsible for the cost of all utilities. At the 15th anniversary of the Sublease, any excess cash flow is to be split 1/3 to Fortune, 1/3 to project reserves, and 1/3 to the System.

The System will pay Fortune \$1,050,000 per year for the provision of supportive services for a total cost over the 15-year term not to exceed \$15,750,000.

FUNDING:

The renovation of the Building will be financed by a variety of City, State and private sources. The cost of the System's services agreement with Fortune will be paid using the System's expense funds. Pursuant to the System's MOU effective July 1, 2005 with the City for the functional transfer of correctional health services, all expenses of Correctional Health Services are funded by the City. Thus, the cost of the Fortune services agreement will be funded by the City.

**Just Home:
Ground Lease for Housing
& Service Contract
for The Fortune Society, Inc.**

Capital Committee

January 19, 2024

**Leora Jontef, AVP, Housing and Real Estate
Ellie Epstein, MPH, AVP, Correctional Health Services
Chris Mastromano, CEO, H+H/Jacobi**



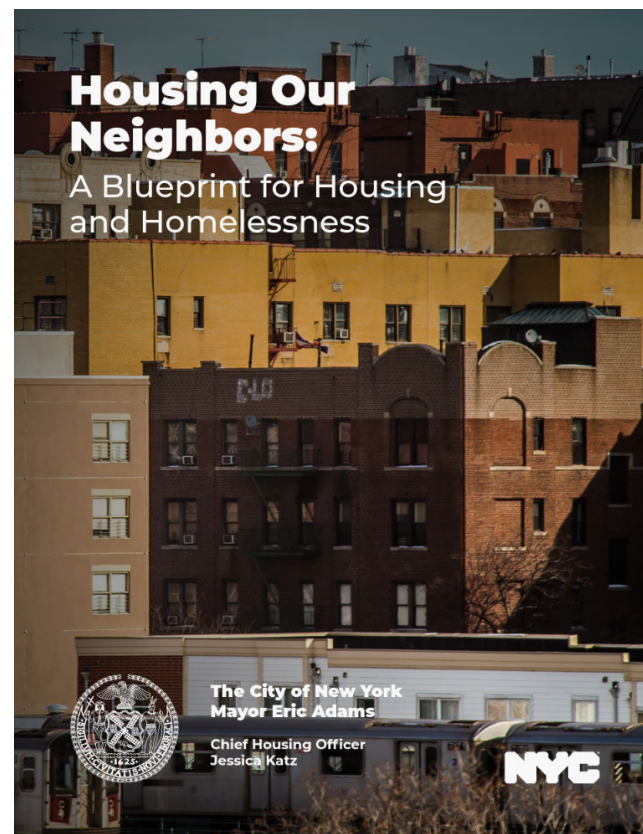
NYC
HEALTH+
HOSPITALS Capital Committee Request for Approval

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Authorizing the System to enter into a 15-year contract with Fortune to provide comprehensive on-site supportive services for the Building’s residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.



- The Housing for Health initiative launched in 2022 to provide housing supports and opportunities for vulnerable patients experiencing homelessness.
- H+H land assets provide an opportunity to create affordable and supportive housing for H+H patients and other New Yorkers in need.
- H+H partners with NYC Housing Preservation and Development (HPD) for the financing of these projects.
- H+H works to develop continuity of care with the local H+H facilities.

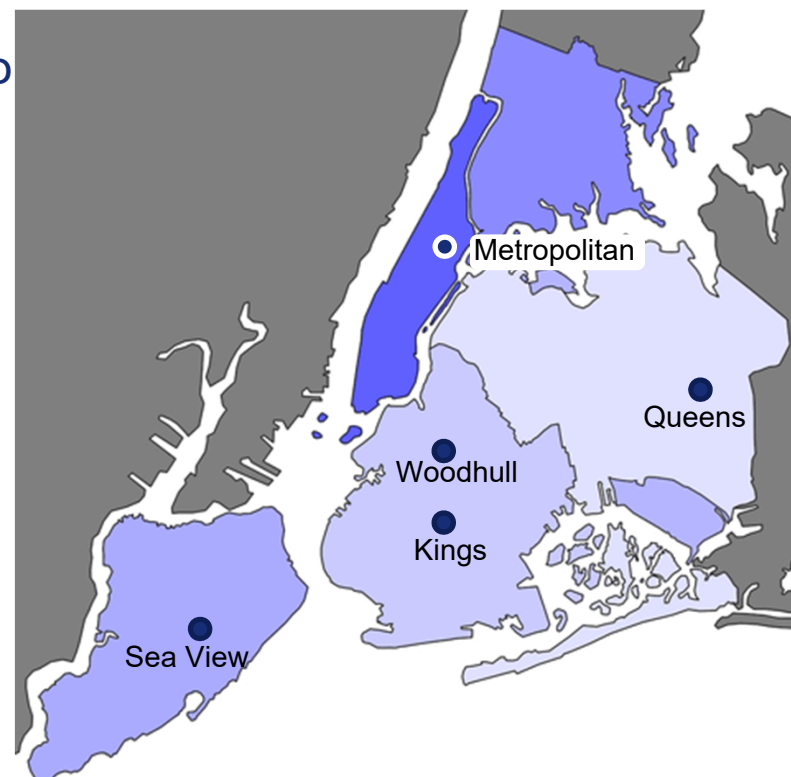


Background: Land Assets for Housing

There are 10 multifamily residential buildings on H+H land ground leased to developers who built affordable and supportive housing.

- Kings County: 673 units in 3 buildings
- Metropolitan Hospital: 532 units in 3 buildings
- Queens Hospital: 206 units in 1 building
- Seaview: 103 units in 1 building
- Woodhull: 181 units (1 building occupied the second in construction)

No projects have been developed on H+H land in the Bronx to date.



Housing Needs for Justice Involved Patients

- NYC Health + Hospitals/ Correctional Health Services (CHS) provides health care services to people incarcerated in NYC's jails – almost 30% of whom are homeless.
- Existing housing programs are ill-equipped to support individuals with complex medical needs, and shelters are unavailable to people that require assistance with activities of daily living.
- As a result, many of these New Yorkers end up living on the street and/or cycling in and out of emergency departments, hospitals, or jails.

A new housing model is needed to support these individuals.

Just Home is an innovative housing initiative that will provide safe, accessible, affordable housing and wrap around supports for H+H patients with few/no other options.



Just Home: Permanent Supportive Housing

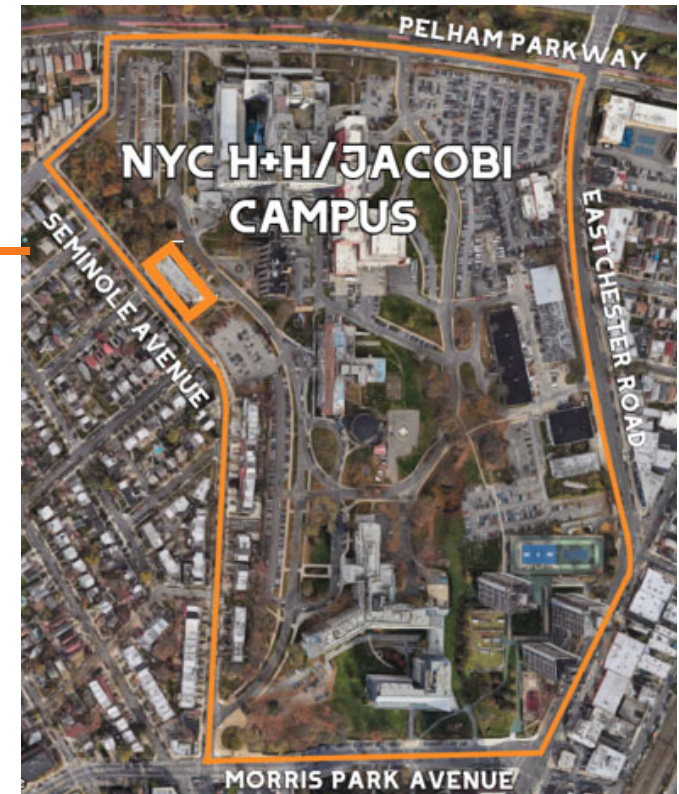
- Program Goal: To provide individuals permanent and affordable supported housing to help reduce the likelihood of homelessness, incarceration, and hospitalization.
- Target Population: Single adults released from NYC Department of Correction custody with complex medical needs and/or functional impairment, as determined by CHS. CHS will be the sole source of referrals.
- A non-profit will develop an under-utilized H+H property to create affordable apartment units. Seventy percent of the units will be for the target population above. The remaining 30% of units will be made available via the NYC Housing and Preservation Development's (HPD) Housing Connect service.
- CHS will also contract with the non-profit to provide tenancy support services, case management, and care coordination for adults in Just Home supportive housing.
 - Contracted services will be augmented by Medicaid-funded in-home and/or community-based care available from Jacobi or its H+H partners.



NYC HEALTH+ HOSPITALS The Fortune Society: Developer & Service Provider

- In July 2022, NYC Department of Housing Preservation and Development (HPD) selected The Fortune Society from a pre-qualified list of non-profit developers who own and operate high-quality supportive housing to serve as the housing developer as Building 2 at Jacobi.
- Fortune is a 501(c)(3) organization with a mission to support successful reentry from incarceration and to promote alternatives to incarceration, thus strengthening the fabric of our communities.
- Fortune has operated transitional shelter for 23 years, and permanent housing for 10 years
 - Operates and maintains 120 units of permanent supportive housing in two buildings in Manhattan and the Bronx.
 - The Mandaela Community is a permanent supportive housing residence for 57 justice-involved seniors, within a larger senior residence.
- Fortune has provided high-quality social services for 55 years
 - Serves approximately 10,000 participants a year providing behavioral healthcare, employment training and placement, education, care coordination, housing, alternatives to incarceration, and other services in a “one-stop-shop” approach.
 - One of three DOHMH Justice Involved Supportive Housing (JISH) social service providers.



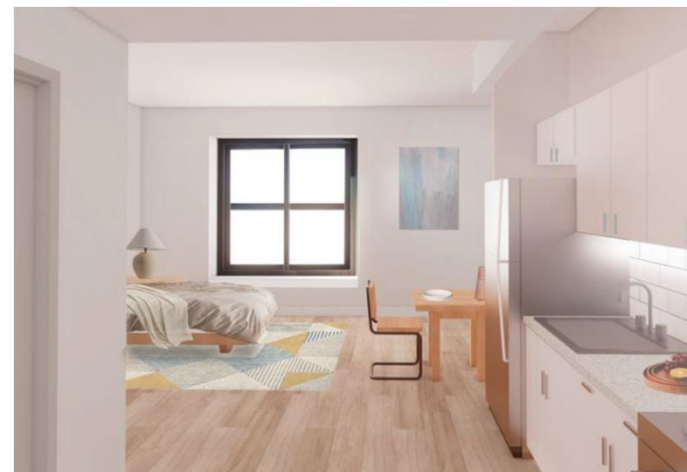


Address change from Seminole Ave. to
Pelham Parkway in process



Just Home: Adaptive Reuse of Building 2

- The Fortune Society will execute a 99 year ground lease with H+H for Building 2: Staff House and the surrounding grounds for a nominal fee.
 - Fortune will pay H+H \$12,000 per year as a lease servicing fee escalating by 5% every five years.
- Fortune will be required to renovate the building to become 83 units of affordable and supportive rental housing; be responsible for building operations and partner with H+H on patient referrals.
- The renovation will also include two community rooms, a resident-only test kitchen and culinary training center; and 24/7 security desk.
- Fortune is responsible to secure the ~\$40M financing from City, State and private funding sources as well as the HPD rental subsidy for supportive tenants.



Just Home: Rental Housing + Services

- Fortune will be required to renovate the building to become 83 studios of affordable and supportive housing
 - 58 permanent supportive housing apartments for CHS patients
 - 25 affordable apartments marketed through NYC Housing Connect
 - 1 live-in super's apartment
- There will be a 60 year HPD regulatory agreement assuring rent stabilized leases and affordability for households earning less than 80% AMI (\$79,120 for a family of 1)
- All tenants will receive a rent stabilized lease and pay no more than 30% of their income on rent.
- Supportive tenants will be eligible for a rental subsidy.
- On-site services will be provided by Fortune via licensed clinical social workers, peers, case managers, and other specialists.



Just Home: On-Site Service Program

- Fortune will only accept referrals for Just Home units from CHS. Fortune will then complete a rigorous tenant screening process before making a determination about whether the individual will be offered a lease.
 - All acceptances are conditional upon the individual being released from custody.
- Fortune will provide tenancy support services, case management, and care coordination for adults in Just Home congregate supportive housing. This includes assisting tenants with:
 - Developing independent-living skills and/or arranging for necessary supports, care coordination, and tenacity support
 - Fostering positive social connections and community reentry
 - Obtaining benefits and transportation
 - Engaging in health care
- Contracted services will be augmented by Medicaid-funded in-home and/or community-based care available from Jacobi or its H+H partners.
- Fortune must maintain a 1:15 case management ratio, with appropriate qualifications to support the population. Tenants must also be able to access supportive service staff 24/7 via on-call system.
- There will be 24/7 security on the premises in addition to cameras.



Service Contract Due Diligence

- Residents benefit when the non-profit developer of supportive housing is also the on-site social service provider.
- Fortune has a strong record providing social services and care coordination for those leaving NYC jail system, and as a housing provider (emergency, transitional, and permanent supportive).
 - Fortune is one of the three NYC DOHMH awarded Justice Involved Supportive Housing (JISH) providers.
- Fortune will submit a budget for Correctional Health Services approval, not to exceed \$1,050,000/year.
- Contract cost is aligned with DOHMH's NYC Supportive 15/15 service awards and other supportive housing programs.
- Implementation Milestones: Contract will commence 90 days prior to the expected Temporary Certificate of Occupancy for the building.
- MWBE Status: Exempt, The Fortune Society is a 501(c)(3) non-profit.



Just Home Projected Timeline

2022 – Present:

- HPD designation of Fortune Society as developer in 2022
- H+H, HPD, and Fortune Society community engagement with electeds, CAB and Community Board
- H+H hosted public hearing at Jacobi on Dec 13, 2023
- CHS published FAQs on (addendum) [website](#)

2024:

- H+H Capital Committee and Board votes
- NYC City Council votes
- Fortune Society submits plans to DOB for approval
- Fortune Society secures public and private financing
- H+H and Fortune Society executes ground lease

2025:

- Fortune Society commences construction

2026:

- CHS and Fortune Society executes social service contract
- Occupancy



Capital Committee Request for Approval

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Authorizing the System to enter into a 15-year contract with Fortune to provide comprehensive on-site supportive services for the Building’s residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.



What does it mean to be a pre-trial detainee? Will Just Home residents be pre-trial detainees?

A pre-trial detainee is a person who is detained on Rikers Island awaiting trial, likely because the individual cannot afford bail. About 87% of people held on Rikers are pre-trial. Although potential Just Home residents will complete the initial screening and application process while detained, they cannot be in city custody at time of move-in.

Just Home is not a jail, and residents will not be detained or in custody. Just Home will be permanent apartments, and its residents will be free members of the community, just like the thousands of other justice-involved New Yorkers who are our neighbors.

How will Just Home residents be selected and screened?

First, CHS will identify patients with medical needs who are homeless and may be good candidates for Just Home. Specifically, CHS physicians and social workers will identify patients based on their clinical and social needs, including their medical conditions, comorbidities, and age.

CHS clinicians will consider the patient's entire health profile, including the severity of illness and the level of functional need. Primary health conditions may include cancer, congestive heart failure, chronic obstructive pulmonary disease (COPD), cirrhosis, and end-stage renal disease.

Next, Fortune will conduct its own tenant-screening process. Individuals assessed as posing a current risk of violence and individuals assessed as inappropriate for the independent, permanent housing model and level of services

provided would not be accepted. Fortune will draw upon its decades of experience providing high-quality social services and housing in making these determinations.

Just Home is not just housing but also an intensive social-service program. Residents who are unwilling to engage in programming and/or abide by the community rules and obligations of the lease will be screened out during the admissions process.

Finally, the courts will need to release the person back to the community in order for the person to move into Just Home. Neither CHS nor the Fortune Society will make the decision to release an individual from custody. Although residents may have a range of case resolutions (e.g. charges dropped; an Alternative to Incarceration agreement; time served), everyone will be out of the city's custody.

Residents will be encouraged to participate in programming, but participation is not required as a term of their lease. However, if a tenant is not adhering to the obligations of the lease, Fortune has the ability to remove them by terminating their lease.

Tenants in the apartments not designated for CHS patients will be filled through the New York City Department of Housing Preservation and Development (HPD) Housing Connect lottery system, with preference for residents of Bronx Community Board 11.

What does it mean for the Fortune Society to enter into a ground lease agreement with NYC Health + Hospitals?

Throughout the city, NYC Health + Hospitals has worked with developers to create affordable

housing on its land. In order to create this housing, Health + Hospitals executes 99-year ground leases with the developers. This allows Health + Hospitals to retain ownership of the land while providing developers the long-term control required to secure financing and operate the building.

Fortune will manage the design and construction work on Just Home, in consultation with HPD and Health + Hospitals, as needed.

Is Just Home a revenue-generating project for the city or NYC Health + Hospitals?

No. Just Home is not designed to generate revenue for the city or for Health + Hospitals. The building will NOT include market rate housing; it will be 100% affordable apartments. Health + Hospitals will not profit from its ground lease to The Fortune Society, a non-profit organization. Rent paid to the Fortune Society will support building operations, maintenance, and mortgage payments.

Who is paying for Just Home?

HPD will fund the renovation of the building into residential housing.

HPD will also provide a rental subsidy to the residents in the supportive housing apartments to help them pay rent. No tenant in the building will pay more than 30% of their income towards rent, which is standard for HPD-financed projects.

CHS has secured \$1 million in baselined, discrete annual funding through the city's Justice-Involved Supportive Housing (JISH) program to fund the social services provided at Just Home. This means the funding is included in the out years of CHS' budget, which is part of H+H's overall budget, overseen by the Health + Hospitals Board, the NYC Office of Management and Budget, and the NYC Council.

Is Just Home part of the Outposted Therapeutic Housing Units initiative at NYC Health + Hospitals/Bellevue, Woodhull, and North Central Bronx?

No. The Outposted units will serve CHS patients who are IN custody and require close access to the specialty care provided in the hospitals. Just Home residents may have similar medical conditions as those people served by the Outposted units, but they are free members of the community who have leases and are paying rent for their apartments.

Published: 1/9/24

CONTRACT APPROVAL

ZAMAN CONSTRUCTION CORP.

OTXHU ROOF REPLACEMENT

NYC HEALTH + HOSPITALS / WOODHULL

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Zaman Construction Corp (the "Contractor"), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services ("CHS") Outposted Therapeutic Housing Units ("OTxHU"), for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.

WHEREAS, the existing roof of NYC Health + Hospitals/Woodhull Hospital ("Woodhull Hospital") is over 40 years old, and is at the end of its service life; and

WHEREAS, during Hurricane Henry in 2021 and a heavy rainstorm on September 29, 2023, substantial water infiltration occurred from the roof and created flooding at the 10th floor; and

WHEREAS, the roof requires immediate replacement to prevent further damage to the building and critical infrastructure, and to prevent the interruption of hospital services to the community; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on December 12, 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 Zaman Construction in the amount of \$17,874,984, to undertake the roof replacement at NYC Health + Hospitals/ Woodhull Hospital with the project anticipated to start in March 2024 for a duration of 12 months.

**EXECUTIVE SUMMARY
ROOF REPLACEMENT CONTRACT
ZAMAN CONSTRUCTION**

CONTRACT SCOPE:	Roof replacement
NEED:	NYC Health + Hospitals facilities needs general construction services to undertake the roof replacement project at Woodhull Hospital due to an analysis of the current conditions of the roof.
CONTRACT DURATION:	1 year
PROCUREMENT:	A competitive sealed bid was issued and two contractors submitted bids. Bids were opened on December 12, 2023 and Zaman Construction was determined the low, responsible and responsive bidder for a contract not to exceed total of \$17,874,984.
SIMILAR EXPERIENCE:	Contract with the Metropolitan Transportation Authority for a roof replacement for \$30 million where the project was delivered on time and with the New York City Human Resources Administration for roofing, paving and façade work for a value of \$3.4 million. They received a “good” rating from the MTA and an excellent rating from HRA. The vendor does not have any prior experience with NYC Health + Hospitals.
CONTRACT AMOUNT:	Not to Exceed \$17,874,984.
PASSPORT APPROVAL:	Approved
EEO APPROVAL:	Approved
MWBE STATUS:	Contractor is a certified MWBE contractor, therefore 100% of the contract is MWBE



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: Zaman Construction Corp.

Date: January 5, 2024

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

100%

Request for Contract Approval for Woodhull Outposted Therapeutic Housing Unit (OTxHU) Roof Replacement to Zaman Construction Corp.

**Capital Committee Meeting
January 19, 2024**

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



- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Zaman Construction Corp (the “Contractor”), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.



➤ Woodhull OTxHU Second Phase

- Restacking of current hospital operations to clear the 9th and 10th floors for the Woodhull OTxHU has been completed.
- The second phase of Woodhull OTxHU is the roof replacement. This is necessary to support the OTxHU required recreation deck.

➤ Urgency to Proceed with Roof Phase

- The existing roof is nearing the end of its service life and there has already been significant patching to the roof.
- The roof integrity is more vulnerable as a result of the OTxHU restacking work.
- During recent storms including the one on September 29, 2023, substantial water infiltration occurred from the roof and created flooding at the 10th floor. Subsequent rain events have resulted in further leaks.
- The roof requires immediate replacement to prevent further damage to the building and critical infrastructure, and to prevent the interruption of hospital services to the community.
- This roof work is an integral part of the Woodhull OTxHU project but is prerequisite to the design and construction phase of the project that will need review and approval by the New York State Commission on Correction or the NYC Department of Correction.



NYC HEALTH+ HOSPITALS Woodhull Roof Replacement Project

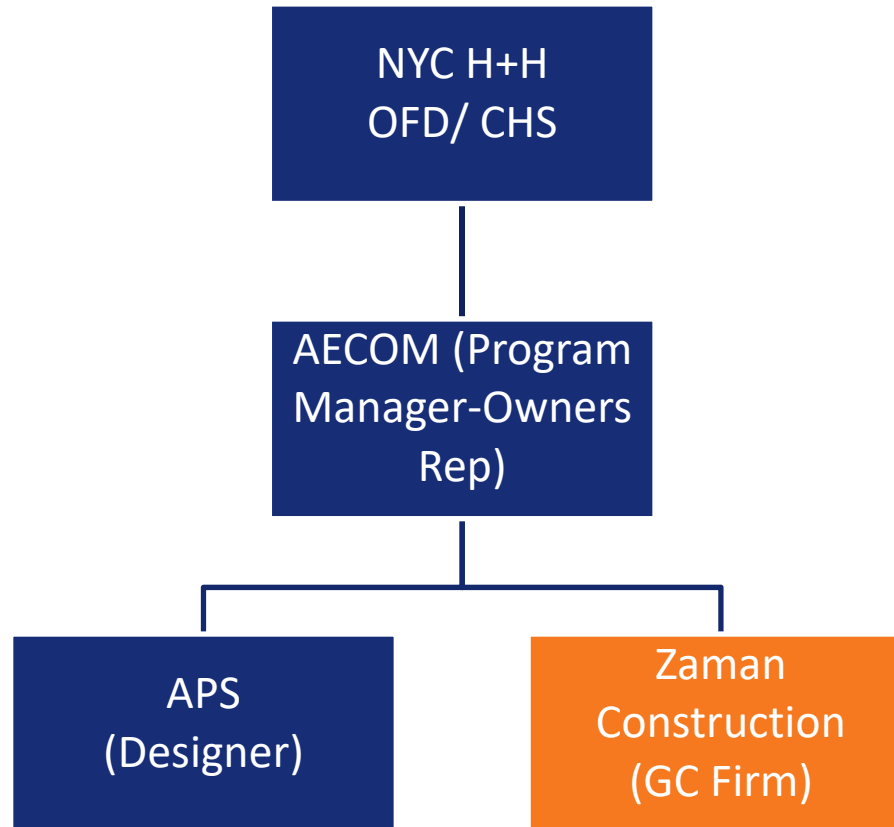
- Design completed for Woodhull OTxHU roof replacement on May 15, 2023.
- Woodhull OTxHU roof replacement (52,545 sf with six typical roofing systems)
 - Remove existing roof in this area
 - Install roof system (matches the rest of roof replacement)
 - Vapor barrier, sloped concrete to drainage, drainage mat, pavers, and fluid applied membrane
 - Replace lighting protection system
 - Replace roof drain and storm drainage system
 - Railing extension
- Bids were requested and received for a lump sum contract with a General Contractor (GC). Bids included alternate estimates for the foundation necessary for the OTxHU.
- We are proceeding with the construction of the roof replacement in anticipation of Woodhull OTxHU.
- Construction to start March 2024 and will be completed by March 2025.



Overview of Roof Procurement

- 10/20/23: Posted on City Record
- 10/30/23 and 10/31/23: Pre-proposal conference call; 17 vendors attended
- 12/12/23: Bid deadline, 2 bids received
- 12/18/23: Determination of low bid finalized, and contractor was selected based on the lowest bid amount and responsibility requirements





Project Budget

Description	Amount
Design	\$788,724
Construction Base Contract	\$16,096,003
Construction Contingency (11%)	\$1,778,981
Total Project Budget	\$18,663,708

- Project is fully funded by OMB for a total of \$18,663,708.
- CP of \$11,663,708 was approved on March 1, 2023 by OMB, and a CP amendment of \$7,000,000 was submitted and is pending with OMB for approval on October 13, 2023.
- The construction base contract amount is \$16,096,003, construction contingency amount is \$1,778,981, and total construction amount is \$17,874,984.
- Design was completed by Architectural Preservation Studio.



MWBE and Ratings

- Zaman Construction Corp. is a certified MWBE contractor.
- No previous work with H+H – one good and one excellent rating for work for the Department of Social Services (DSS).
- Zaman provided two positive references:
 - MTA roof replacement - \$30 million, delivered on time
 - DSS roofing, paving, façade - \$3.4 million



Capital Committee Request for Approval

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Zaman Construction Corp (the “Contractor”), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.



CONTRACT APPROVAL

POLARIS ELECTRICAL CONSTRUCTION CORP.

ELECTRICAL JOB ORDER 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 Polaris Electrical Construction Corp. (the "Contractor"), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals' facilities over a term of two years.

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

WHEREAS, NYC Health + Hospitals NYC Health + Hospitals has determined that the need for such services can be best met by utilizing electrical related 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 November 11, 2023, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; 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 Polaris Electrical Construction Corp. in the amount of \$8,000,000 to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals facilities over a two-year period.

**EXECUTIVE SUMMARY
JOB ORDER CONTRACT
POLARIS ELECTRICAL CONSTRUCTION CORP.
(GENERAL CONSTRUCTION)**

CONTRACT SCOPE: Electrical Related Construction Work

NEED: NYC Health + Hospitals facilities needs electrical related 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

PROCUREMENT: A competitive sealed bid was issued and four contractors submitted bids. Bids were opened on November 11, 2023 and Polaris Electrical Construction Corp. was determined the low, responsible and responsive bidder for a contract not to exceed total of \$8,000,000.

SIMILAR EXPERIENCE: Contract with the Fire Department of New York ("FDNY"), for electrical construction work. They received a "good" rating from the FDNY. The vendor does not have any prior experience with NYC Health + Hospitals.

CONTRACT AMOUNT: Not to Exceed \$8,000,000.

PASSPORT APPROVAL:

EEO APPROVAL:

MWBE STATUS: Committed to a 30% MWBE Goal. 10% subcontract to Milad Contracting and 20% subcontract to Skyline Contracting.



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: Polaris Electrical Construction Corp.

Date: January 5, 2024

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

30%

Polaris Electrical Construction Corp Electrical Job Order Contract Request for Approval

**Capital Committee
January 19, 2023**

**Manny Saez, PhD, Vice President, 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 Polaris Electrical Construction Corp. (the “Contractor”), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years



Background / Current State

- Three Electrical and Mechanical/HVAC contracts were awarded in 2022 to Jemco, MacFhionnghaile & Sons and EIA Electrical, but EIA Electrical subsequently went out of business.
- We are looking to enter into contract with one new vendor so that three active contracts are available to meet demands throughout the system.
- Each contract is for \$8M for two years

Contractor	Original Contract Award	Number of Work Orders Issued	Total Value of Work Orders Issued to Date	Remaining Contract Value
Jemco	\$8,000,000	22	\$3,211,573.50	\$4,788,426.50
MacFhionnghaile & Sons	\$8,000,000	6	\$1,879,487.90	\$6,120,512.10



Procurement

- Public bids opened on November 11, 2023 for one contract of \$8M, to provide Electrical related construction services. The contract will be for a two year term.
- Polaris Electrical Contractors was the lowest responsible bidder for EL3
 - **Lowest multiplier submitted by Polaris – 1.19**
 - Previous EL1 low bid multiplier was 1.03(EIA)
 - Bids submitted by Polaris, Gilston Electrical Contracting, and ATJ Electrical Contracting
- Polaris received a “Good” rating in MOCs from FDNY, no past H+H work



➤ 30% WBE subcontractor Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan
Milad Contracting	MBE	Electrical	10%
Skyline Contracting	MBE	Electrical	20%
TOTAL			30%



Capital Committee Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with Polaris Electrical Construction Corp. (the “Contractor”), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years

