

CAPITAL COMMITTEE
MEETING AGENDA

April 8, 2024
10:00 am
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – March 11, 2024** José Pagán
- **VICE PRESIDENT’S REPORT** Manuel Saez, PhD

ACTION ITEMS

- **Resolution** Manuel Saez
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 Essential Electrical System (EES) work at NYC Health + Hospitals/North Central Bronx Hospital (“NCB”) for a contract amount of \$7,625,488, with a 15% project contingency of \$1,143,824, to bring the total cost not to exceed \$8,769,312.

Vendex: Approved
EEO: Approved
- **Resolution** Manuel Saez
Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Gilbane Building Company, (the “Contractor”) to build a new clinic for NYC Health + Hospitals/Gotham Health in Far Rockaway for a contract amount of \$30,000,000.

Vendex: Approved
EEO: Pending
- **Resolution** Manuel Saez
Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Sweet Group of New York LLC, (the “Contractor”) to undertake a labor and birthing suite renovation at NYC Health + Hospitals/Woodhull for a contract amount of \$14,816,993, with a 10% project contingency of \$1,481,699, to bring the total cost not to exceed \$16,298,693.

Vendex: Approved
EEO: Approved
- **Resolution** Manuel Saez
Authorizing the New York City Health + Hospitals Corporation (“NYC Health + Hospitals”) to execute

a Customer Installation Commitment contract (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$5,837,585, including an 10% construction contingency of \$401,249, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for lighting upgrades at NYC Health + Hospitals/Coler, (the “Project”).

Vendex: NA

EEO: NA

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

March 11, 2024

Capital Committee Meeting – March 11, 2024

As reported by: José Pagán

Committee Members Present: Mitchell Katz, MD, José Pagán, Karen St. Hilaire, Freda Wang

Mr. José Pagán called the meeting to order at 10:10 a.m. and stated for the record that Karen St. Hilaire would be representing Molly Wasow Park in a voting capacity.

Sally Hernandez-Piñero – virtually in a listening capacity only.

Mr. Pagán called for a motion to approve the January 19, 2024 minutes of the Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on January 19, 2024, were unanimously approved.

VICE PRESIDENT REPORT

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

Mr. Saez noted that it has been a very busy beginning of 2024 in the Office of Facilities Development.

There has been substantial work on critical infrastructure projects, including the installation of temporary boilers at Harlem, refurbishment of the Lincoln chillers, achieving the 50% project completion milestone of our Bellevue Co-Generation construction, kicking off McKinney's Comprehensive Energy Efficiency Project, and the new Coler generator becoming operational. These projects are supporting our ongoing efforts to modernize our aging infrastructure systems to ensure we can continue providing healthcare services in a modern and safe environment.

Our Design Build Program is progressing well with the three Brooklyn Borough President funded Women's Health initiatives in active solicitation. We are actively exploring utilizing the Design Build delivery method on future projects to bring additional efficiencies to our Capital Program.

Other updates included that a Federal emergency declared for the Storm Ophelia in September, which allows us to request grant funding to support mitigation and repair from damages at Woodhull. The Behavioral Health certified beds all came online by the end of 2023, with our teams working to ensure that we met the State deadline.

We have completed the renovation of the Harlem Labor & Delivery (L&D) project. Final punch list items and clean up occurred this past weekend. The renovation has transformed the L&D into a modern suite. The project included independent humidity and temperature control of each OR suite, new flooring, sinks, mill work, lighting, flooring and painting.

We have a very full agenda this month with 6 items: A lease agreement for additional clinic space for South Brooklyn Health, three projects at Jacobi Hospital - one OR renovation and two infrastructure projects, a parking garage renovation at Lincoln, and a generator replacement at Woodhull.

That concluded Mr. Saez's report.

Dr. Katz commended the staff Ms. Saez, Mr. Indar and Mr. Gonzalez on the successful completion of multiple projects.

Leora Jontef read the first resolution into the record:

Authorizing New York City Health and Hospitals Corporation (the "System") to sign a 10-year lease with Coney Island Associates Retail 2 LLC ("Developer") for approximately 6,250 sq. ft. on the 1st floor of a to-be-constructed building at 2932 West 16th Street in Coney Island (the "Premises") to house the Behavioral Health and Chemical Dependency practice (the "Practice") of the Ida G. Israel Community Health Clinic (the "Clinic") operated by NYC Health + Hospitals/South Brooklyn Health (the "Facility") now operating on an adjacent lot for a yearly rent of \$25/sq. ft. to be escalated by 10% after 5 years plus the provision of 10 parking spaces charged at \$150/month for each parking space; provided that Developer will build out the Premises to the System's specifications within a budget of \$2.5M, with the System paying Developer \$2M of this expense ; and provided further that the System shall hold two 5-year options to renew the lease with the rent during the first renewal term to be at the higher of 95% of fair market value or 10% over the prior rent and with the rent for the second renewal term to be at a 10% increase over the prior rent with the rent over the entire potential 20-year term totaling approximately \$3,985,781.

Ms. Jontef was joined by Svetlana Lipyanskaya, Chief Executive Officer, NYC Health + Hospitals/South Brooklyn Health who presented the background information on the Ida G. Israel Community Health Center, phase 2 of the construction and the change to keep the chemical dependency practice in the community instead of moving the practice to the main campus. Ms. Jontef described the lease terms.

- Ms. Wang asked if the \$2 million build out cost was in addition to the \$3.9 million occupancy fee. Ms. Jontef said yes.

- Ms. Wang asked if the requested approval was for both. Jeremy Berman, Deputy Counsel, said yes, approval is for the lease which includes both the occupancy fee and build out. Ms. Lipyanskaya added that the space was fully designed and ready for construction to begin. She added that location was excellent because it was directly across the street from the existing clinic so there would be no disruption for patients.

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

Mr. Saez read the resolution into the record:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Holt Construction Corp. (the "Contractor"), to undertake a gut renovation at NYC Health + Hospitals/Jacobi Medical Center's ("Jacobi") 11E operating rooms, along with dedicated support areas to maximize efficient use of Jacobi and to modernize and meet the needs of an expanding community, for a contract amount of \$8,128,692 with a 15% project contingency of \$1,219,304 to bring the total cost not to exceed \$9,347,996.

Oscar Gonzalez, Senior Assistant Vice President was joined by Ellen Barliss, Chief Financial Officer, NYC H+H/Jacobi, Erin Egan, Senior Director, and Hiba Hadeed, Director of Design and Construction, Office of Facilities Development, they narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

- Ms. Wang said it sounded like a much-needed project. Dr. Katz agreed.

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

Mr. Saez read the resolution into the record:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Crescent Contracting Corp. (the "Contractor"), to undertake a project to install sprinklers and fire alarms in the administrative offices of Building #4 of NYC Health + Hospitals/Jacobi Medical Center for a contract amount of \$8,251,375, with a 15% project contingency of \$1,237,706, to bring the total cost not to exceed \$9,489,081.

Oscar Gonzalez, Senior Assistant Vice President was joined by Ellen Barliss, Chief Financial Officer, NYC H+H/Jacobi, Erin Egan, Senior Director, and Hiba Hadeed, Director of Design and Construction, Office

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

- Ms. St. Hilaire asked if any of the bidders that chose not to respond provided reasons for doing so. Mahendranath Indar, Assistant Vice President, Office of Facilities Development, said yes, while the bid was extended they indicated they felt that they needed additional time to obtain subcontractor pricing.
- Ms. Wang asked if there was a rule as to number of bids required. Mr. Gonzalez said no, as long as bids are publicly posted and everyone gets a chance to participate.

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

Mr. Saez read the resolution for consideration:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Ark Systems Electrical Corp. (the "Contractor"), to undertake a fire alarm upgrade of Building #1 of NYC Health + Hospitals/Jacobi Medical Center for a contract amount of \$10,800,000, with a 15% project contingency of \$1,620,000, to bring the total cost not to exceed \$12,420,000.

Oscar Gonzalez, Senior Assistant Vice President was joined by Ellen Barliss, Chief Financial Officer, NYC H+H/Jacobi, Erin Egan, Senior Director, and Hiba Hadeed, Director of Design and Construction, Office of Facilities Development, they narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

Ms. Wang requested clarification that this project seems more complex than the previous project in building 4. Jacobi staff indicated that that building 1 is much larger than building 4 and this project is intended to touch every single space of the building and included sprinklers and pressurization which adds to the cost. The staff further clarify there is no concerns regarding the pending allocation from OMB since the project is definitely capital eligible.

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

Mr. Saez read the resolution for consideration:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Atlantic Specialty,

Inc. (the "Contractor"), to undertake a parking garage renovation project of the main building of NYC Health + Hospitals/Lincoln Hospital for a contract amount of \$4,708,790, with a 20% project contingency of \$941,758, to bring the total cost not to exceed \$5,650,548.

Oscar Gonzalez, Senior Assistant Vice President was joined by Chris Roker, Chief Executive Officer, NYC H+H/Lincoln, they narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

- Ms. Wang asked if there had been flooding. Mr. Roker said yes, there was some water infiltration, and patching had been done but it required some significant work. Mr. Gonzalez added that engineers had determined there was no imminent danger but there is much work to be done, he also clarified that the garage is above ground and exposed to the elements.
- Ms. Wang asked if the garage would remain open during the work. Mr. Roker said yes. The garage is currently at full capacity with a loss of about 15 slots per phased work, a full contingency plan is in place to mitigate interruptions.
- Dr. Katz noted that MWBE commitments across the various contracts being presented was very impressive.

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

There being no further business, the Committee Meeting was adjourned at 11:40 a.m.

VICE PRESIDENT'S REPORT

Capital Committee Vice President Report April 8, 2024

- System-wide, we are looking ahead to the summer by ensuring our cooling systems are prepared. To that end, we are cleaning and disinfecting our water towers, and performing maintenance of chillers and air handling units so that our patients, staff, and community have the best environment possible in the hot months ahead.
- We received approval from CRC to enter into two contracts to provide preventive maintenance services for our boilers and our generators. Both vendors, Able for boilers, and Genserve for generators, are the current system-wide contracted vendors and have provided excellent service to date.
- We have issued several notices to proceed with our construction projects so far in 2024, including the NYC H+H/Kings County P Building Bridge demolition, Phase 2 of NYC H+H/Kings County Steam Tunnel, the NYC H+H/Woodhull Boiler Plant Upgrade, and our NYC/ H+H Bellevue Anti-Ligature project. Our teams are working closely with the vendors so that these projects stay on schedule.
- We have many projects ongoing and completed. At NYC H+H/Elmhurst, the Radiation Oncology Suite/ LINAC/ CT Simulator was completed and is in use for patients. At NYC H+H/ Woodhull, our Boiler Phase 1 Construction project recently started and the HP Command Center project is nearing completion.
- The NYC/H+H Woodhull Labor and Birthing Suite Renovation project we'll be presenting today is the first of three maternal child health projects funded with the generous capital contribution from Brooklyn Borough President Reynoso. Similar projects at NYC H+H/Kings County and NYC H+H/South Brooklyn Health are currently in the final stages of procurement and we anticipate bringing those contracts to the Board for approval in the coming months.
- We have four items this month, the NYC H+H/Woodhull Labor and Birthing Suite Renovation, NYC H+H/North Central Bronx Type 1 Essential Electrical System (EES) Project, NYC/H+H Coler Lighting Upgrade in collaboration with NYPA, and the build-out of our new NYC/H+H Gotham Health Rockaway Clinic.



CONTRACT APPROVAL

JEMCO ELECTRICAL CONTRACTORS INC.

TYPE 1 ESSENTIAL ELECTRICAL SYSTEM (EES)

NYC HEALTH + HOSPITALS / NCB

RESOLUTION

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 Essential Electrical System (EES) work at NYC Health + Hospitals/North Central Bronx Hospital (“NCB”) for a contract amount of \$7,625,488, with a 15% project contingency of \$1,143,824, to bring the total cost not to exceed \$8,769,312.

WHEREAS, NCB has all emergency electrical services on a single emergency distribution system, but the current National Fire Protection Association code requires 3 separate distribution branches for category 1 patient care spaces; and

WHEREAS, all emergency circuits on existing distribution panels and downstream panel boars needs to be broken into the three essential branches of life safety, critical systems, and equipment; and

WHEREAS, the EES work includes: the construction of a new room to house emergency electrical and associated equipment, tracing all existing emergency circuitry, providing new distribution equipment and Automatic Transfer Switches for major equipment loads, installing new conduit and wiring to relocate emergency circuits into new equipment, transferring existing loads to new equipment with shutdowns sequenced to minimize hospital interruptions, demolishing existing equipment boards once transfers are completed; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on February 27, 2024, 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. for a contract amount of \$7,625,488, with a 15% project contingency of \$1,143,824, to bring the total cost not to exceed \$8,769,312 to undertake the EES work at NCB.

EXECUTIVE SUMMARY
NORTH CENTRAL BRONX HOSPITAL
TYPE 1 ESSENTIAL ELECTRICAL SYSTEM CONTRACT
JEMCO ELECTRICAL CONTRACTORS INC.

CONTRACT SCOPE: Essential Electrical Services for category/type 1 patient care spaces.

NEED: NYC Health + Hospitals NCB needs electrical services to comply with the current National Fire Protection Association Code.

CONTRACT DURATION: 24 months, slated to commence Summer 2024 (or earlier) with anticipated completion by Summer 2026.

PROCUREMENT: A competitive sealed bid was issued on 1/30/2024; the pre-bid on site visits were held on 2/6/2024 and 2/7/2024; three contractors submitted bids with the lowest responsible and responsive bidder being Jemco Electrical Contractors Inc. for a contract of \$7,625,488.

PRIOR EXPERIENCE: Jemco Electrical Contractors Inc. is a current and prior NYC Health + Hospitals JOCs Electrical Contractor and received a rating of good and excellent. They have also previously worked on projects for City agencies and have received two ratings of excellent and four ratings of good.

CONTRACT AMOUNT: \$7,625,488

PASSPORT APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: The Contractor has committed to a 35% MWBE subcontractor utilization plan.



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: March 21, 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

35%

**Request to Award Contract to
Jemco Electrical Contractors Inc. for
Type 1 Essential Electrical System(EES) Project
at NYC Health + Hospitals/North Central Bronx
Hospital**

**Capital Committee
April 8, 2024**

**Christopher Mastromano, CEO, NYC H+H/NCB
Ellen Barlis, CFO, NYC H+H/NCB
Manuel Saez, PhD, VP, OFD
Oscar Gonzalez, SAVP, OFD
Erin Egan, Senior Director, OFD
Hiba Hadeed, Director , OFD**



- 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 Essential Electrical System (EES) work at NYC Health + Hospitals/North Central Bronx Hospital (“NCB”) for a contract amount of \$7,625,488, with a 15% project contingency of \$1,143,824, to bring the total cost not to exceed \$8,769,312.



Program Background/ History

- North Central Bronx Hospital currently has all its emergency electrical services on a single emergency distribution system. Current National Fire Protection Association (NFPA) code requires three (3) separate distribution branches for category 1 patient care spaces.

- All emergency circuits on existing distribution panels and downstream panel boards need to be broken into the three essential branches.
 - Life safety
 - Critical systems
 - Equipment

- New emergency electrical room and associated equipment will need to be provided to accommodate this change



Construction Scope & Schedule

- Type 1 Essential Electrical System (EES) anticipate scope of work:
 - Construction of new electrical room
 - Trace all existing emergency circuitry
 - Provide new distribution equipment and Automatic Transfer Switches (ATS) for major equipment loads
 - Install new conduit and wiring to relocate existing emergency circuits into new equipment
 - Transfer existing loads to new equipment with shutdowns sequenced to minimize hospital interruptions
 - Demolition of existing equipment boards once transfers are completed
 - Expected to begin Summer 2024 (or earlier) with completion expected by Summer 2026 (24 Months)



Overview of Procurement

- 2/6 & 2/7 2024: Site tour for bidders; 13 Total contractors attended
- 2/27/2024: Bid due date, (3) Three bids received
- 3/8/2024: Determination of low bid finalized, and Jemco Electrical Contractors Inc. was selected based on the lowest bid amount and responsibility requirements.



Construction Contract

- Procurement is sourced via public bid
- Contract amount is \$7,625,488
- Jemco is currently one of our JOCs Electrical Contractor (2023-2024) and 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 Summer 2024 (or earlier) with completion expected by Summer 2026 (24 Months)
- Jemco Electrical Contractor Inc. Has committed to a 35% MWBE subcontractor utilization plan presented below

Subcontractor	Certification	Supplies/Services	Utilization Plan %	Utilization \$s
AMG Demolition Inc	MBE	Demolition	2%	\$152,510
Eutscher & Daughter Inc	WBE	Door and Hardware Fabrication	2%	\$152,510
Turtle & Hughes	MBE	Switchgear, Electrical Material (pipe, wire)	21%	\$1,601,352
Park Ave Building & Roofing Supplies	MBE	General Construction Material	5%	\$381,274
LB Consulting Inc	MBE	CPM Scheduling	2%	\$152,510
Tedco Group Inc	MBE	HVAC/Mechanical	3%	\$228,765
Total			35%	\$2,668,921



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	Good

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



Project Budget

North Central Bronx - Type 1 Essential Electrical System(EES) Project	
Construction	\$7,625,488
Project Contingency (15%)	\$1,143,824
Total	\$8,769,312

*Full funding for this project has been allocated and CP is approved



Capital Committee Approval Request

- 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 Essential Electrical System (EES) work at NYC Health + Hospitals/North Central Bronx Hospital (“NCB”) for a contract amount of \$7,625,488, with a 15% project contingency of \$1,143,824, to bring the total cost not to exceed \$8,769,312.



CONTRACT APPROVAL

GILBANE BUILDING COMPANY

FAR ROCKAWAY AMBULATORY CLINIC

NYC HEALTH + HOSPITALS / GOTHAM

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Gilbane Building Company, (the “Contractor”) to build a new clinic for Gotham Health in Far Rockaway for a contract amount of \$30,000,000.

WHEREAS, the Far Rockaway community is currently underserved in medical care, which has resulted in high instances of diabetes and high blood pressure among other health conditions; and

WHEREAS, we are looking to create a comprehensive, community-based health center that is a state-of-art, one stop ambulatory primary care services facility that will become part of the Gotham family and will serve and become a valuable resource for the community; and

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

WHEREAS, as approved by the CRC on March 26, 2024, a Request for Qualifications was posted in the City Record and sent directly to 6 vendors, including on December 7, 2023; a pre-proposal conference was held on December 21, 2023, with 29 vendors in attendance; 8 statements of qualifications were received by the submittal deadline of January 29, 2024, and 3 firms with top scores were short-listed for the RFP phase; on February 21, 2024, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of the project; on March 8, 2024, initial proposals were received from the 3 shortlisted vendors; on March 14, 2024, the three vendors made presentations to the evaluation committee; on March 20, 2024, the Contractor received the highest overall score; and

WHEREAS, the Contractor has committed to an MWBE subcontracting plan of 35%; 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 NYC Health + Hospitals be and hereby is authorized to execute a design-build contract with Gilbane Building Company to build out a new clinic in Far Rockaway for a contract amount of \$30,000,000.

**EXECUTIVE SUMMARY
FAR ROCKAWAY CLINIC BUILD-OUT
GILBANE BUILDING COMPANY**

CONTRACT SCOPE: Design and construction of a new clinic

NEED: The Far Rockaway community is currently underserved with regard to medical services and there is a need for a one stop ambulatory primary care services facility.

CONTRACT DURATION: Two years, slated to commence Summer of 2024 with anticipated completion in Summer 2026.

PROCUREMENT: A Request for Qualifications was posted in the City Record and sent directly to 6 vendors, including on December 7, 2023; a pre-proposal conference was held on December 21, 2023, with 29 vendors in attendance; 8 statements of qualifications were received by the submittal deadline of January 29, 2024, and 3 firms with top scores were short-listed for the RFP phase; on February 21, 2024, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of the project; on March 8, 2024, initial proposals were received from the 3 shortlisted vendors; on March 14, 2024, the three vendors made presentations to the evaluation committee; on March 20, 2024, the Contractor received the highest overall score.

PRIOR EXPERIENCE: Gilbane has undertaken 7 prior projects for the City of New York and New York City Health + Hospitals and has 3 scores of good, 3 scores of excellent and one of satisfactory.

CONTRACT AMOUNT: \$30,000,000.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Pending

MWBE STATUS: Contractor has committed to a 35% MWBE contract 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: Gilbane Building Co.

Date: March 21, 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

Pending

MWBE

35%

**Request to Award Contract
to Gilbane Building Company
for NYC Health + Hospitals/Gotham Far
Rockaway Ambulatory Clinic Design-Build**

**Capital Committee
April 8, 2024**

**Ted Long, MD, SVP, Ambulatory Care and Population Health
Manuel Saez, PhD, VP, OFD
Oscar Gonzalez, AVP, OFD
Tamika Campbell, Director, OFD**



For Capital Committee Consideration

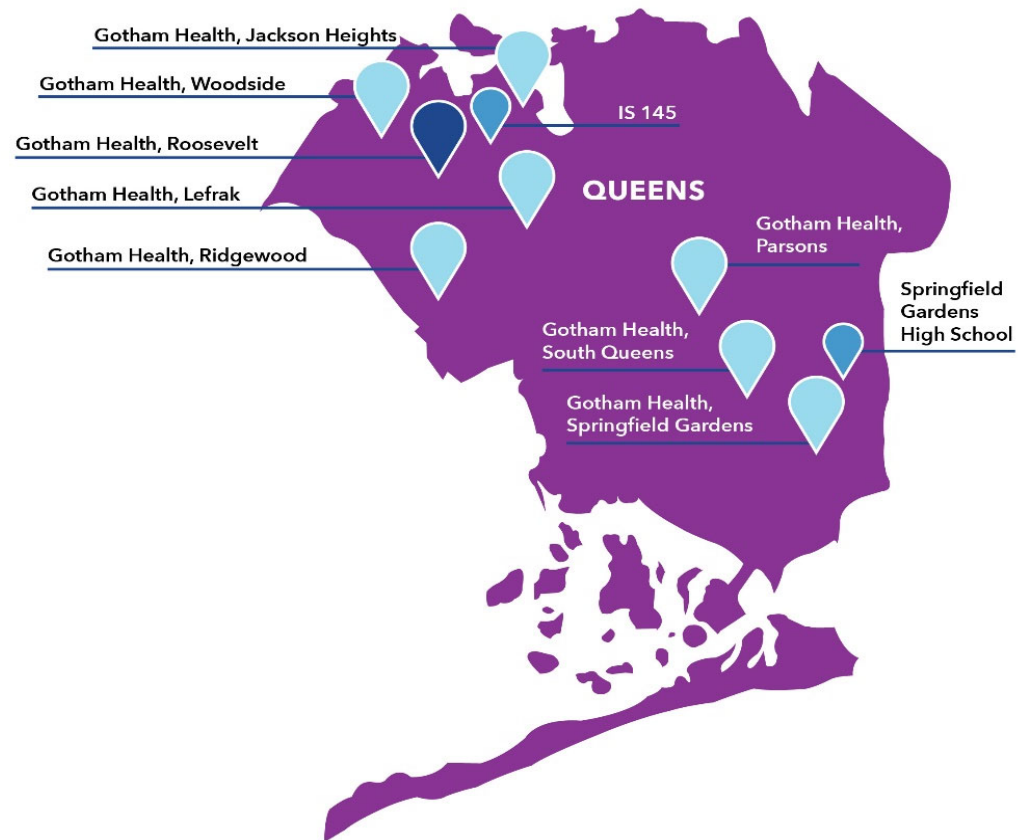
- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Gilbane Building Company, (the “Contractor”) to build a new clinic for Gotham Health in Far Rockaway for a contract amount of \$30,000,000.



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

GOTHAM QUEENS PRACTICES

- Junction
- Lefrak
- Ridgewood
- Woodside
- Parsons
- Springfield Gardens
- South Queens
- Roosevelt COVID Center
- IS 145
- Springfield Gardens HS



Background

- Far Rockaway is a community that needs additional healthcare resources. In the 2022 Community Health Needs assessment conducted by H+H:
 - Queens residents shared that their top poor health outcomes as diabetes, high blood pressure, mental health issues, and obesity.
 - 57% of Queens residents have one or more chronic conditions
 - Cancer and Heart Disease are the leading causes of premature death.
- According to the DOHMH 2018 Community Health Profile of Queens Community District 14:
 - 10% of adults report going without needed medical care in the past 12 months
 - Avoidable hospitalizations among adults are 1,345 per 100k; nearly 1/3 higher than the rate in Queens or the rest of NYC
 - 15% of adults have diabetes and 34% have high blood pressure, both substantially higher than in the rest of Queens or NYC.
 - These are leading risk factors for heart disease and stroke, and are diagnosed and treated in primary care.
- The new Far Rockaway Clinic seeks to fill the void and become a valuable resource for this community.
- The Board of Directors approved a lease agreement for this space in March 2023.



Proposed Future State

- Looking to create a comprehensive, community-based health center that is a state-of-art, one stop ambulatory primary care services
- This new clinic will allow Gotham Health to enhance accessibility and provide a single location to meet the health and wellness needs of our patient population.
- The new health center will offer a variety of primary and specialty services:
 - Adult Primary Care
 - Pediatric Care
 - OB/GYN
 - Dental
 - Vision
 - Behavioral Health and Imaging (General X-Ray, CT Scan, Mammography, Bone Density, Ultrasound, etc.)
- Far Rockaway Clinic will be directly located across from the Beach 36th train station and three blocks east of the LIRR
 - 22,819 total square feet including 449 sf lobby and 22,370 clinic



RFP Criteria

➤ Minimum criteria:

- Satisfactory Design Build Services in Healthcare Facilities for five similar projects each over \$15 Million.
- Experience holding construction contracts for public owners
- M/WBE plan, waiver, or certification

➤ Evaluation Committee:

- Director, OFD
- Assistant Director, OFD
- Director of Engineering, Gotham Health
- Director of Capital, Gotham Health
- Director of Capital (2x), OFD
- Senior Director, OFD
- Deputy Director, Ambulatory Care
- Sr. Director, EITS

Two Step Selection Process

1. Scoring Criteria (RFQ)

- Overall Approach & Methodology 20%
- Firm Experience 40%
- Staff Qualifications 30%
- MWBE Status or MWBE Utilization Plan 10%

2. Scoring Criteria (RFP)

- Project Specific Approach & Methodology 40%
- Firm experience 10%
- Qualifications of Consultant & Staffing 20%
- Cost Proposals 20%
- MWBE Status or MWBE Utilization Plan 10%



Overview of Procurement

- 12/07/23: RFQ Released and posted on City Record, sent directly to 6 vendors
- 12/21/23: Pre-proposal conference held, 29 vendors attended
- 01/29/24: SOQs due, 8 statement of qualification packages received
- 02/05/24: Evaluation Committee debriefed and submitted final scores.
- 02/21/24: Top 3 firms notified of moving into RFP phase. RFP released only to those 3 vendors.
- 02/23/24: Top 3 firms conducted walkthrough of Far Rockaway facility
- 03/08/24: RFP proposals due, 3 proposals received
- 03/14/24: Vendors presentation by all 3 firms to the evaluation committee
- 03/19/24: Evaluation committee debriefed and submitted final scores.
- 03/20/24: The highest rated proposer was Gilbane Building Company



Design Build Contract

- Contract amount is \$30,000,000
- Gilbane is a current Construction Management Pool Vendor, and has an excellent score from a Woodhull Roof Project. There are 7 scores in MOCS, 3 Good, 3 Excellent, and 1 Satisfactory.
- Project has an expected duration of 2 years, starting in Summer 2024 and completing summer 2026.
- Have committed to a 35% MWBE plan:

MWBE Vendor	Subcontracted SOW	Certification	UP Goal %
Group PMX	Construction Management Support Service	NYC/NYS Hispanic/Male	35%
Legacy Engineers	MEP/FP Engineers	NYC/NYS Black/Male	
Ysrael A. Seinuk PC	Structural Engineer	NYC/NYS Asian/Male	
Cline Bettridge Bernstein Lighting Design	Lighting Designer	NYC/NYS Non-Minority/Female	
Municipal Expediting, Inc.	Expeditor	NYC/NYS Non-Minority/Female	
Shen Milsom & Wilke, LLC	Medical Equipment, Acoustics, IT, AV, Security	NYC Non- Asian/Male	



Performance Evaluation

Vendor Performance Evaluation	
Gilbane	
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

Far Rockaway Clinic Design Build

Design Build

\$30,000,000

- Our current lease with the building owner allows for two rent-free years to accommodate the space's buildout, commencing when the landlord completes their scope.
- Seeking contract approval to ensure we can maximize the rent free period to complete construction
- Following Design-Build best practices, we will enter into negotiations with the vendor and if those negotiations result is an increase above the approved \$30M, we will come back to the Board for additional approval.



Capital Committee Approval Request

- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Gilbane Building Company, (the “Contractor”) to build a new clinic for Gotham Health in Far Rockaway for a contract amount of \$30,000,000.



CONTRACT APPROVAL

SWEET GROUP

LABOR AND BIRTHING SUITE RENOVATIONS

NYC HEALTH + HOSPITALS / WOODHULL

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a design-build contract with Sweet Group of New York LLC, (the "Contractor") to undertake a labor and birthing suite renovation at New York City Health + Hospitals/Woodhull for a contract amount of \$14,816,993, with a 10% project contingency of \$1,481,699, to bring the total cost not to exceed \$16,298,693.

WHEREAS, Woodhull Hospital's labor and birthing suite is extremely busy and needs major modifications to keep up with growing demand and ensure higher levels of collaboration; and

WHEREAS, the labor and birthing suite renovation will result in an enlarged OR suite for more equipment and better workflow, improved recovery area and nurse station, family comfort space to support partners and families among other improvements; and

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

WHEREAS, as approved by the CRC on March 12, 2024, a Request for Qualifications was posted in the City Record and sent directly to 6 vendors, including on September 29, 2023; a pre-proposal conference was held on October 18, 2023, with 31 vendors in attendance; 6 statements of qualifications were received by the submittal deadline of November 8, 2023, and 4 firms with top scores were short-listed for the RFP phase and one firm withdrew due to staffing bandwidth; on January 19, 2024, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of the project; on February 9, 2024, initial proposals were received from the 5 shortlisted vendors; during the week of February 12, 2024, the vendors presented their approach to the evaluation committee, and provided presentations on February 15, 2024; on February 22, 2024, the Contractor received the highest overall score; and

WHEREAS, the Contractor has committed to an MWBE subcontracting plan of 36%; 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 NYC Health + Hospitals be and hereby is authorized to execute a design-build contract with Sweet Group of New York LLC to undertake the labor and birthing suite renovation at NYC Health + Hospitals/Woodhull for a contract amount of \$14,816,993, with a 10% project contingency of \$1,481,699, to bring the total cost not to exceed \$16,298,693.

**EXECUTIVE SUMMARY
WOODHULL HOSPITAL
LABOR AND BIRTHING SUITE RENOVATION PROJECT
SWEET GROUP OF NEW YORK LLC**

CONTRACT SCOPE: Design and construction of the labor and birthing suite

NEED: NYC Health + Hospitals facilities needs design and construction services to undertake the renovation of the labor and birthing suite at NYC Health + Hospitals/Woodhull.

CONTRACT DURATION: Three years and an additional two one-year renewal terms, slated to commence Summer of 2024 with anticipated completion in Summer 2027.

PROCUREMENT: Request for Qualifications was posted in the City Record and sent directly to 6 vendors, including on September 29, 2023; a pre-proposal conference was held on October 18, 2023, with 31 vendors in attendance; 6 statements of qualifications were received by the submittal deadline of November 8, 2023, and 4 firms with top scores were short-listed for the RFP phase and one firm withdrew due to staffing bandwidth; on January 19, 2024, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of the project; on February 9, 2023, initial proposals were received from the 5 shortlisted vendors; during the week of February 12, 2024, the vendors presented their approach to the evaluation committee, and provided presentations on February 15, 2024; on February 22, 202, the Contractor received the highest overall score.

PRIOR EXPERIENCE: Sweet Group of New York LLC has performed two projects for NYC H+H with positive results.

CONTRACT AMOUNT: \$14,816,993.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Contractor has committed to a 36% MWBE contract 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: Sweet Group LLC

Date: March 21, 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

36%

**Request to Award Contract to Sweet of New York
LLC for Labor and Birthing Suite Renovation
Design-Build at
NYC Health + Hospitals/Woodhull**

**Capital Committee
April 8, 2024**

**Dr. Lisa Scott-McKenzie, COO, H+H/Woodhull
Manuel Saez, PhD, VP, OFD
Oscar Gonzalez, SAVP, OFD
Anniqua Brown, Senior Regional Director, OFD
Kristina “Kiki” Blazevski-Charpentier, Director, OFD**



For Capital Committee Consideration

- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Sweet Group of New York LLC, (the “Contractor”) to undertake a labor and birthing suite renovation at New York City Health + Hospitals/Woodhull for a contract amount of \$14,816,993, with a 10% project contingency of \$1,481,699, to bring the total cost not to exceed \$16,298,693



Background / Current State

- The NYC Health + Hospitals/ Woodhull Labor and Birthing suite is very busy, with 1,069 births in 2020, 1,358 births in 2022 and 1,350 births in 2023.
 - 95% of all births at Woodhull have Midwife support

- Modifications are needed to improve patient care for both mom and baby and to enhance the family experience.

- Labor and Birthing suite is approximately 11,000 SF on the 7th floor of Woodhull and includes:
 - 2 operating Rooms
 - 6 Labor, Delivery and Recovery Rooms
 - Support spaces such as Nurse Station, On-call rooms, Clean- Sterile, etc.

- Also on the 7th floor is birthing Triage and 15 private mom and baby suites.

- Currently awaiting final sign off on the renovated NICU, and it is expected to reopen between end of Spring and beginning of Summer 2024.

- Woodhull is designated “Baby Friendly USA”, an international standard to encourage bonding and breastfeeding.



Proposed Future State

Modernize NYC Health + Hospitals/Woodhull's labor and birthing ("L&B") suite that to focused on the patient and family experience that attains the following benefits:

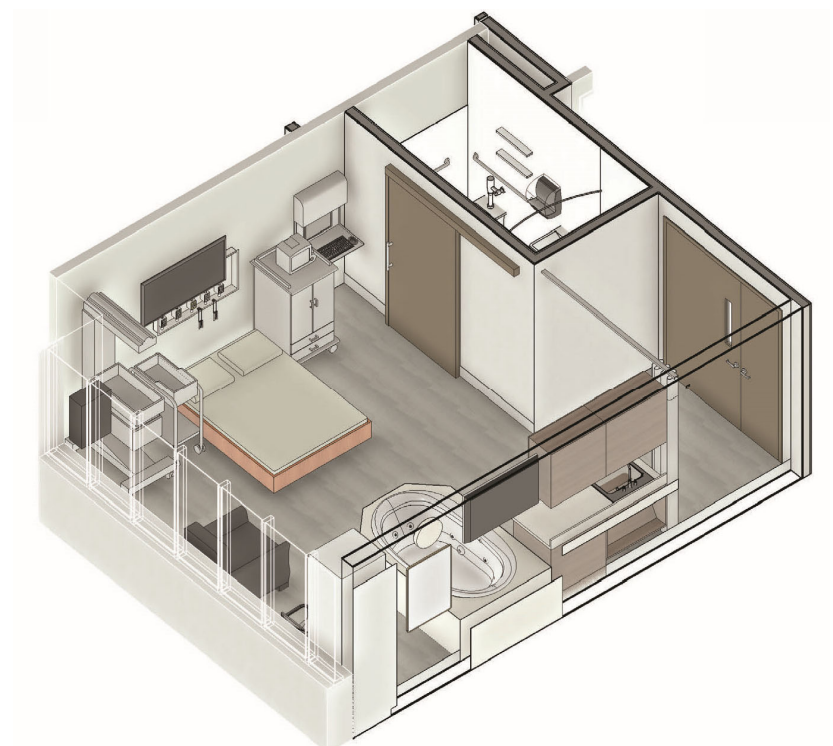
- Enlarged OR suite for more equipment, better workflow and new partner robing
- Renovated and reorganized recovery area, nurse station and medicine room with better access and visibility for better collaboration with Midwifery, Nursing, and Physicians.
- Upgraded L&B rooms with improved patient-oriented environment
- Addition of birthing center rooms with birthing tubs for hydrotherapy while laboring
- Family comfort space to support mother's partners and families
- More infrastructure to support equipment and controls
- New simulation lab for staff
- Additional scope includes reconfigured and renovated staff break room, locker rooms, staff bathroom and on-call rooms
- Additional scope includes decanting and interim configuration while construction occurs



Renderings



New Enlarged Operating Room
Concept Axonometric



New Birthing Center Room
Concept Axonometric



RFQ and RFP Criteria

Minimum criteria:

- Design-build services for five similar projects over \$5 Million, with preferred healthcare and clinical projects
- Experience holding construction contracts for public owners
- M/WBE plan, waiver, or certification

➤ Two Step Selection Process

1. Scoring Criteria (RFQ)

- | | |
|--|-----|
| ➤ Overall Approach & Methodology | 20% |
| ➤ Firm Experience | 40% |
| ➤ Staff Qualifications | 30% |
| ➤ MWBE Status or MWBE Utilization Plan | 10% |

2. Scoring Criteria (RFP)

- | | |
|---|-----|
| ➤ Project Specific Approach & Methodology | 40% |
| ➤ Firm experience | 10% |
| ➤ Qualifications of Consultant & Staffing | 20% |
| ➤ Cost Proposals | 20% |
| ➤ MWBE Status or MWBE Utilization Plan | 10% |

Evaluation Committee:

- Director of Capital Budget and Contract Controls, OFD
- Director of Design, OFD
- Assistant Director of Fiscal Affairs, Finance
- Director Information Services, EITS
- Deputy Chief Obstetrics, Woodhull
- Director of Nursing, Woodhull
- Midwife Nurse, Woodhull



Overview of Procurement

- 9/29/23: RFQ Released and posted on City Record, sent directly to 6 vendors
- 10/18/23: Pre-proposal conference held, 31 vendors attended
- 11/08/23: SOQs due, 6 statement of qualification packages received
- 12/22/23: Evaluation Committee debriefed and submitted final scores.
- 01/19/24: Top 3 firms notified of moving into RFP phase. RFP released only to those 3 vendors.
- 01/25/24: Top 3 firms conducted walkthrough of Woodhull facility
- 02/12/24: RFP proposals due, 3 proposals received
- 02/15/24: Vendors presentation by all 3 firms to the evaluation committee
- 02/22/24: Evaluation committee debriefed and submitted final scores. The highest rated proposer:
 - Sweet Group of New York, LLC



Contract

- Contract amount is \$14,816,993.
- Sweet Group has current contracts with NYC Health + Hospitals:
 - NYC Health + Hospitals/Bellevue New Patient Care Unit 19E as general contractor
 - NYC Health + Hospitals/Queens Hospital N-Building 4th Floor Behavioral Health Renovation
 - Both projects had rated the vendor excellent.
- Expected to begin Summer 2024 with a three-year initial term and two one-year renewal options exercisable at the discretion of NYC Health + Hospitals.
- Sweet Group has committed to a 36% sub-contractor utilization plan presented in the next slide



Vendor Diversity

MWBE Vendor	Subcontracted SOW	Certification	UP Goal %
Beam Enterprises, Inc.	Demolition	NYC/NYS Black/Male	36%
Cardoza Plumbing Corp	Plumbing	NYC/NYS Hispanic/Male	
Eurotech Construction Corp	Drywall	NYC/NYS Non-Minority/Female	
FCS Group, LLC	Painting	NYC/NYS Asian/Male	
KND Licensed Electrical	Electrical	NYC/NYS Non-Minority/Female	
Pro Tile Distributors	Flooring Materials	NYC Non-Minority/Female	
Dwyer Architectural LLC	Architecture	NYS Non-Minority/Female	
Lakhani & Jordan Engineers	MEP Engineering	NYC/NYS Asian/Male	
Shen Milsom & Wilke	Acoutics &AV/IT	NYC/NYS Asian/Male	
Ysrael A. Seinuk PC	Structural Engineers	NYC/NYS Asian/Male	
Environmental Planning & Management, Inc.	Harzadous Material Consulting	NYC/NYS Non-Minority/Female	
Lumen Architects	Lighting Design	NYC/NYS Black/Male	
JC Ryan Ebco H&G LLC	Hardware Supplies	NYC/NYS Non-Minority/Female	



Performance Evaluation

Vendor Performance Evaluation	
Sweet Group	
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

Woodhull Labor and Birthing Design Build	
Design Build	\$14,816,993
Contingency (10%)*	\$1,481,699
Total	\$16,298,693

**This is NYC Health + Hospitals project contingency based on the design build contract price.*

- Design build proposed price will be negotiated while working towards contract execution.



Capital Committee Approval Request

- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Sweet Group of New York LLC, (the “Contractor”) to undertake a labor and birthing suite renovation at New York City Health + Hospitals/Woodhull for a contract amount of \$14,816,993, with a 10% project contingency of \$1,481,699, to bring the total cost not to exceed \$16,298,693



CUSTOMER INSTALLATION COMMITMENT (CIC)

NEW YORK POWER AUTHORITY (NYPA)

LIGHTING UPGRADE

NYC HEALTH + HOSPITALS / COLER

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment contract (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$5,837,585, including an 10% construction contingency of \$401,249, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for lighting upgrades at New York City Health + Hospitals/Coler, (the “Project”).

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

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

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

WHEREAS, NYC Health + Hospitals has determined that it is necessary to upgrade lighting at New York City Health + Hospitals/Coler by undertaking the Project to improve the lighting systems, as well as increase efficiency of lighting and achieve compliance; and

WHEREAS, NYPA undertook the procurement of the Project pursuant to our Encore II agreement; and

WHEREAS, the Project cost pursuant to NYPA’s procurement is \$5,837,585 and will be funded with DCAS Capital; and

WHEREAS, NYPA has determined that the Project will result in an annual energy savings of 1,444,170 KWh which represent approximately \$360,843 in annual energy savings; and

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

NOW, THEREFORE, be it

RESOLVED, the New York City Health and Hospitals Corporation to execute a Customer Installation Commitment with the New York City Department of Citywide Administrative Services and the New York Power Authority for an amount not-to-exceed \$5,837,585, including a 10% construction contingency of \$401,249, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for lighting upgrade at NYC Health + Hospitals/ Coler.

EXECUTIVE SUMMARY
NYC HEALTH + HOSPITALS/COLER
ENERGY EFFICIENCY UPGRADES

OVERVIEW: NYC Health + Hospitals seeks for lighting upgrades at NYC Health + Hospitals/Coler to improve lighting systems, improve energy efficiency and achieve legal compliance. NYPA undertook the procurement of the Project pursuant to our Encore II agreement

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

- ❖ Replace florescent and HID light fixtures with LED
- ❖ Install vacancy, occupancy, and daylight lighting controls as needed

PROCUREMENT

&TERMS: NYPA has procured the Project (19 proposals were received) and has submitted a final total project cost to NYC Health + Hospitals of \$5,837,585, including 10% construction contingency of \$401,249. The proposed contract will be for 18 months.

SAVINGS: **Electrical:**
Energy Consumption Savings (quantity): 1,444,170 kilowatt-hours (KWh)
Annual Electric Energy Savings (dollars): \$360,843

FINANCING: DCAS Capital.

SCHEDULE: Completion by Fall 2025.



Request to Award Customer Installation Commitment with New York Power Authority for Lighting Upgrade at NYC Health + Hospitals/Coler

**Capital Committee
April 8, 2024**

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



- Authorizing the New York City Health + Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment contract (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$5,837,585, including an 10% construction contingency of \$401,249, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for lighting upgrades at New York City Health + Hospitals/Coler, (the “Project”).



Project Background

- NYC Health + Hospitals / Coler has mostly T8 & T5 lighting fixtures that have inefficient fluorescent light bulbs
- Due to a lack of automated controls, many of the light fixtures in unoccupied areas stay on 24/7
- Fluorescent bulbs need to be replaced every 10,000-15,000 hours
- The fluorescent lamps contain toxic materials since the mercury and phosphorus inside are hazardous



Project Scope and Benefits

- This project will significantly reduce the system's emissions, with the GHG reductions of 460 metric tons
 - Will support NYC's Local Law 97 GHG reduction goals
- Annual energy savings are projected at 1,444,170 KWh equating to utility cost savings of \$360,843
- The new LED light fixtures 75,000 hour life span than is much longer than the current light fixtures' life span.
- The LED light fixtures will have balanced light levels creating inviting space for both staff and patients.
- The current light bulbs contain mercury, which have to be handled as hazardous waste when thrown away. The new light bulbs do not contain mercury, and are safe to dispose.
- Scope of Work
 - Replace the existing 11,352 T8 & T5 light fixtures containing fluorescent bulbs with energy-efficient LED fixtures
 - Install vacancy, occupancy, and daylight lighting controls as needed
 - Spaces that experience extended periods of vacancy will have automated lighting controls, such as offices, conference rooms, kitchens, lunch rooms, and staircases (with dimming feature).



Existing and Proposed Lighting Fixtures

Existing



Proposed



Existing & Proposed Lighting Controls

Existing



Manual Switches

Proposed



Automated Controls



Our Relationship with NYPA

NYPA

ENCORE III AGREEMENT

H+H

CUNY

DCAS

BOE

- Encore III has been executed as of January 1, 2021.
- Turnkey project delivery through NYPA's Direct Install (D-I) Program



NYPA Procurement Path

- NYPA selected **Macan Deve Engineers**, a WBE, as construction manager for this project; whose service was acquired through public competitive bidding.
- **Macan Deve Engineers** subcontracted lighting installation services through pool of pre-qualified Direct-Install service providers.

PROJECT LOGISTICS:

- All project logistics will be carefully coordinated with the Facility Management staff, no impact is expected to facility operations as well as patient care during construction.



MWBE Summary

- The vendor is an MWBE.
- Total contract amount is \$5,837,585
- MWBE contract amount is \$4,601,739
- Project is expected to last 18 months and expected completion is Fall 2025



Project Budget

Coler Lighting Upgrade	
NYPA Project Mgmt. & Administrative Services*	\$ 1,185,846
Macan Deve Eng. Construction Management & Installation Contract	\$ 4,200,490
Contingency (10%)	\$ 401,249
Hazardous Waste Disposals	\$ 50,000
Total	\$ 5,837,585

**Administrative services include but not limited to engineering & design oversight, procurement services, management of hazardous waste disposal and related environmental compliance, coordination of special inspections and legal support as needed.*

- Funding for this project is secured through a partnership with DCAS Division of Energy Management using City Capital Funds. DCAS has committed to fully covering the total project cost, amounting to \$5,837,585.



Capital Committee Approval Request

- Authorizing the New York City Health + Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment contract (“CIC”) with the New York Power Authority (“NYPA”) for an amount not-to-exceed \$5,837,585, including an 10% construction contingency of \$401,249, for a term of 18 months, for the planning, design, procurement, construction, construction management and project management services necessary for lighting upgrades at New York City Health + Hospitals/Coler, (the “Project”).

