

CAPITAL COMMITTEE
MEETING AGENDA

July 1, 2024
12pm
50 Water Street, 17th floor Boardroom

CALL TO ORDER

Frieda Wang

- **ADOPTION OF MINUTES – June 10, 2024** Frieda Wang
- **VICE PRESIDENT’S REPORT** Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Leora Jontef**
Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a 1-year extension lease with Elmhurst Associates, Inc. (“Owner”) for approximately 5,304 sq. ft. in the 1st floor and basement of the property known as 78-05 41st Avenue, Elmhurst, NY (the “Premises”) which currently houses administrative staff of NYC Health + Hospitals/Elmhurst (the “Facility”) at a rental rate of \$53.95 /sq. ft for a yearly rent of \$286,151.
Vendex: NA
EEO: NA
- **Resolution** **Manuel Saez**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake a decanting of NYC Health + Hospitals/North Central Bronx Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a contract amount of \$12,069,614, with a 10% project contingency of \$1,206,961, to bring the total cost not to exceed \$13,276,575.
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 LF Driscoll Healthcare, (the “Contractor”) to undertake a renovation of the Women’s Health Labor and Birthing Center at New York City Health + Hospitals/Kings County Hospital for a contract amount of \$38,630,954, with a 10% project contingency of \$3,863,095, to bring the total cost not to exceed \$42,494,049.
Vendex: Approved
EEO: Pending
- **Resolution** **Manuel Saez**
Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with C.D.E. Air Conditioning Co Inc. (the “Contractor”), to undertake a boiler and BMS upgrade project of NYC Health + Hospitals/North Central Bronx Hospital for a contract amount

of \$8,999,000, with a 15% project contingency of \$1,349,850, to bring the total cost not to exceed \$10,348,850.

Vendex: Approved

EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

June 10, 2024

Capital Committee Meeting – June 10, 2024

As reported by: Freda Wang

Committee Members Present: Mitchell Katz, MD, Sally Hernandez-Piñero, Karen St. Hilaire

Ms. Freda Wang called the meeting to order at 11:40 a.m. and stated for the record that Karen St. Hilaire would be representing Molly Wasow Park in a voting capacity.

Ms. Wang called for a motion to approve the minutes of the May 6, 2024 Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on May 6, 2024, were unanimously approved.

VICE PRESIDENT REPORT

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

As the fiscal year ends this month, we are finalizing registration of the balance of our Fiscal Year 2024 contracts with the Comptroller to ensure that we meet our commitment goals and have timely starts to the projects.

Succession planning is an important part of our staffing, and with that in mind we recently created the role of a second chief engineer therefore, at every site we have two chiefs to ensure continuity of all operations.

Leaks in the roof at NYC H+H/Elmhurst required urgent repairs including patching, membrane repair, epoxying, and new air-handler pans. This work was completed expeditiously to ensure no significant impact to NYC H+H/Elmhurst operations. Also, at NYC H+H/Elmhurst, we received a generous capital contribution from Congresswoman Grace Meng of \$1.8 million to support renovation of J1 infectious disease clinic and Behavioral Health Transcranial Magnetic Stimulation (TMS) clinic.

At NYC H+H/Harlem, the work to install the new condenser riser piping is complete and all required testing complete allowing both hospital chillers to be brought back on-line and restoring normal chiller operations.

At NYC H+H/Kings, we are continuing work on the P and T buildings, the P-B Bridge Demolition, replacement of Central Sterile Equipment and Instrument Washers, and Express Care construction.



We have three items today - lease agreements at NYC H+H/Bellevue and NYC H+H/Jacobi, and a construction contract for a Labor and Delivery Renovation at NYC H+H/Elmhurst.

Mrs. Hernandez-Piñero asked if there were stationary Engineers at every hospital or construction site. Mr. Saez said at every hospital there is a Chief and Senior Engineer.

Deborah Morris read the resolution into the record:

Authorizing the New York City Health and Hospitals Corporation (the "System") to sign a five-year license agreement with Sodexo ("Sodexo") for its use and occupancy of approximately 4,936 square feet at NYC Health + Hospitals/Bellevue ("Bellevue") for a retail food operation for which it will pay a minimum annual amount of \$100,000, plus 8% of annual gross sales over \$3M and 12% of annual gross sales over \$3.5M with such agreement to be terminable by each party on thirty days' notice without cause.

Ms. Morris was joined by Marcia Peters, Chief Operating Officer, NYC H+H /Bellevue. They presented the background information on food services, anticipated services, and the surrounding community. Ms. Morris described the lease terms.

- Mr. Berman noted that Ms. Peters had read the prior resolution for Moonstruck Diner and so that was not the accurate amount paid.
- Ms. Wang asked if we had insight into what was paid. Mr. Berman said yes but it does not equal the rent amount read by Ms. Peters and I wanted that to be clear. This agreement with Sodexo is a much more formal and substantial agreement with more substantial benefits to the facility.
- Ms. Wang asked what food options had been available since Moostruck closed. Ms. Peters said Panera was on site and local food vendors.
- Ms. Wang asked when the site would be opened. Ms. Peters said hopefully by the end of the year.

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

Ms. Morris read the resolution into the record:

Authorizing New York City Health and Hospitals Corporation (the "System") to amend the existing agreement with Tasty Picks, Inc. #5 ("Tasty Picks") for its occupancy of space at NYC Health + Hospitals/Jacobi ("Jacobi") for a retail food operation to increase the area licensed from 1,000 square feet to 1,890 square feet and to increase the occupancy fee, calculated at \$25/square foot, from \$25,000 per year to \$47,250 per year.

Ms. Morris narrated a presentation providing background information, services to be provided, and terms of lease. Ms. Morris was joined by Ellen Barlis, Deputy Executive Director, NYC H+H/Jacobi.

- Ms. Hernandez-Piñero said she felt the 24/7 services was very important. Ms. Barlis agreed, it is a necessity.

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 New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Vanguard Construction and Development Co., Inc. (the "Contractor"), to undertake a project to renovate the D5 Labor & Delivery suite at NYC Health + Hospitals/Elmhurst Hospital for a contract amount of \$11,783,528, with a 10% project contingency of \$1,178,353, to bring the total cost not to exceed \$12,961,881.

George Asadoorian, Director, and Oscar Gonzalez, Senior Assistant Vice President, joined by Helen Arteaga, Chief Executive Officer, and Frederick Friedman, Director, NYC H+H/Elmhurst, narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

- Ms. Hernandez-Piñero asked if the number of delivery rooms was increasing to accommodate the increase in births. Mr. Friedman said no but the infrastructure and flow updates will help. Ms. Arteaga noted that the volume was being accommodated already but these updates would increase efficiency. Mr. Asadoorian added that a Fetal Medicine Unit was also being added.
- Ms. Hernandez-Piñero noted that Vanguard was on a number of projects and asked if we were confident working with them and could provide value of existing contracts. Mr. Gonzalez said he would gather the value and provide at a later time. He noted that they were on a number of projects and have proven to be able to sustain financially and with proper staffing.



- Ms. Hernandez-Piñero said she was pleased with the increased number of vendors participating in our bids. Mr. Gonzalez said that the team had been doing a lot of outreach to encourage that.
- Ms. St. Hilaire applauded the 38% MWBE goal. Mr. Gonzalez noted that the bid goal was only 30% so that did exceed the baseline.

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 12:16 p.m.

VICE PRESIDENT'S REPORT

Capital Committee Vice President Report July 2024

- All our FY24 commitments have been finalized and we continue to review our planned commitments for FY25 to ensure we are on track to meet our FY25 target.
- This month we are bringing our final Maternal Health Project funded by the Brooklyn Borough President. I want to express again how grateful we are to BP Reynoso.
- We just finished the second year with the ACE mentorship program. We had a great second group of high school students who were able to learn about the planning, design, budgeting, construction and sustainability elements of healthcare construction projects from Health + Hospitals point of view.
- We completed our Climate Resiliency Plan, a significant milestone towards our commitment to ensure the resiliency of the health system's infrastructure in the face of climate change.
- At NYC H+H/Harlem, we recently completed emergency work on the roof of Harlem's Central Sterile area after a leak. Our teams quickly responded to ensure that there was no impact to service. Also at Harlem, the Condenser Riser Project was recently completed.
- At NYC H+H/Elmhurst, Operating Rooms 11 and 12 are reopened and in active use providing services to the community.
- At NYC H+H/South Brooklyn Health, the new Wellness room opened for staff use.
- We have four items for the Committee this month, NYC H+H/NCB Decanting for the OTxHU project, NYC H+H/NCB Boilers, NYC H+H/Kings Maternal Health, and NYC H+H/Elmhurst Lease Agreement.

LEASE RENEWAL

ELMHURST ASSOCIATES, INC.

ADMINISTRATIVE STAFF SPACE

NYC HEALTH + HOSPITALS / ELMHURST

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 1-year extension lease with Elmhurst Associates, Inc. (“**Owner**”) for approximately 5,304 sq. ft. in the 1st floor and basement of the property known as 78-05, 41st Avenue, Elmhurst, NY (the “**Premises**”) which currently houses administrative staff of NYC Health + Hospitals/Elmhurst (the “**Facility**”) at a rental rate of \$53.95 /sq. ft for a yearly rent of \$286,151.

WHEREAS, in 2004 the Board approved a twenty-year term lease for the Premises with ten base years and two five-year renewal options authorizing NYC Health and Hospitals/Elmhurst to house an Employee Health Program, and Faculty Practice Office, and a Supplemental Food Program for Women, Infants, and Children; and

WHEREAS, since 2014, the Premises have been used primarily to house administrative and human resources functions; as well as a community-based outpatient behavioral health program known as Assertive Community Treatment (ACT); with the current lease for the Premises expiring on August 31, 2024 and a year beyond the current lease expiration date is needed to accomplish the consolidation of administrative staff; and

WHEREAS, the Board approval in September 2022 authorized the rental of 40,000 sq. ft. at 90-02 Queens Boulevard, Elmhurst, NY; and

WHEREAS, the administrative functions performed at the Premises need to be at close proximity to the Facility and consequently such functions and the sole remaining clinical program will be relocated to the Facility and, to make room, other administrative functions now housed in the Facility will be relocated to the new Queens Boulevard space resulting in a consolidation of the Facility’s administrative functions into those at the Facility and those at the Queens Boulevard location making possible the elimination of the subject lease; and

WHEREAS, the proposed 1-year extension lease will be at the rental rate of \$53.95/sq. ft. which yields an annual rent of \$286,151; and

WHEREAS, the administration of the proposed lease extension will be the responsibility of the Executive Director of the Facility.

NOW THEREFORE, IT IS RESOLVED THAT New York City Health and Hospitals Corporation be and it hereby is authorized to execute a 1-year extension lease with Elmhurst Associates, Inc. (“**Owner**”) for approximately 5,304 sq. ft. in the 1st floor and basement of the property known as 78-05, 41st Avenue, Elmhurst, NY (the “**Premises**”) which currently houses primarily administrative staff of NYC Health + Hospitals/Elmhurst (the “**Facility**”) at a rental rate of \$53.95 /sq. ft for a yearly rent of \$286,151.

EXECUTIVE SUMMARY
1-YEAR LEASE OF 3,504 SQ. FT. TO HOUSE
ADMINISTRATIVE SERVICES SUPPORTING
NYC HEALTH + HOSPITALS/ ELMHURST

- BACK** The System received approval from the Board to rent the Premises in 2004 for a term of 20 years. From 2004 to 2014, the Premises were used
- GROUND:** for clinical services, including WIC and Employee Health Services, on the first floor of the Premises with administrative functions located in the basement space. Since 2014, however, the Premises have housed primarily administrative functions supporting the Facility, along with the ACT Program. With the Board approval in September 2022 authorizing the System's rental of 40,000 sq. ft at 90-02 Queens Boulevard, Elmhurst, NY which the Premises will no longer be needed. The administrative functions and the sole remaining clinical program operated at the Premises need to be at close proximity to the Facility and consequently such functions will be relocated to the Facility and other administrative functions now housed in the Facility will be relocated to the new Queens Boulevard space. One year beyond the current lease expiration date is needed to accomplish the relocation of administrative staff described above. At the end of this exercise, the Facility will have one leased space housing administrative functions instead of two such leased spaces.
- TERMS:** The proposed 1-year extension lease will at \$53.95 /sq. ft. for a yearly rent of \$286,151. This represents a continuation of the rental rate during the final year of the term without any increase. Previously, under the last option term, rent had increased by 95% of market value. As is customary, the System will pay for its electrical, gas and water consumption at the Premises. The extension lease rate is at fair market value.



**Request to Lease with
Elmhurst Associates
for New York City Health + Hospitals / Elmhurst
78-05 41st Avenue
Queens NY, 11373**

**Capital Committee
July 1, 2024**

**Milenko Milinic, Chief Operating Officer, NYC H+H/Elmhurst
Leora Jontef, Assistant Vice President, Real Estate & Housing
Deborah Morris, AICP, Senior Director Real Estate & Housing**



Request for Approval

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a 1-year extension lease with Elmhurst Associates, Inc. (“**Owner**”) for approximately 5,304 sq. ft. in the 1st floor and basement of the property known as 78-05 41st Avenue, Elmhurst, NY (the “**Premises**”) which currently houses administrative staff of NYC Health + Hospitals/Elmhurst (the “**Facility**”) at the existing rental rate of \$53.95 /sq. ft for a yearly rent of \$286,151.



Elmhurst at 78-05 41st Avenue

- H+H has used the multi-functional space since September 2004.
 - Located across from Elmhurst
 - Occupying 5,304 SF across 2 floors in 3 connected buildings.
 - Prior to 2014, housed an Employee Health Program, and Faculty Practice Office, and a Supplemental Food Program for Women, Infants, and Children.
 - Currently houses Assertive Community Treatment (ACT) Program and Human Resources (HR).

- With the opening of new office space on Queens Blvd (approved by Board September 2022), many administrative units will move, rendering this space unnecessary.
 - It will take until July 2025 to complete relocations to Queens Blvd
 - 41st Ave Lease expires August 31, 2024
 - Need an additional year for consolidation



Lease Terms

- Elmhurst will continue to occupy a 5,304 SF building at 78- 03,78-05,78-07 41st Avenue Elmhurst, NY, 11373.
- A 1-year lease will commence upon execution.
- The existing lease term will end August 31, 2024. It began in 2004 as a 10 year lease with two five year option periods.
- Base Rent for the 1-year lease is Fair Market Value: \$53.95/SF, which is \$23,846 a month.
- Rent during the last five year option (years 16-20) increased by 2.75% per year, but will not increase in this additional year.
- The total annual occupancy fee for base rent over 1-year term will be \$286,151.



Request for Approval

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HELMSLEYSPEAR

June 11, 2024

Mr. Dion Wilson
Director of Real Estate
NYC Health + Hospitals
125 Worth Street, Rm 527
New York, NY 10013

Re: Updated Fair Market Value Report
Primary Care Center
7803-7807 41st Avenue, Elmhurst, NY 11373

Dear Dion:

You have requested that I comment on the value of the referenced property for a one-year rental renewal. The original valuation report dated September 14, 2014 describes the referenced premises and gives a valuation of \$44.50-\$46.50 per rentable square foot (RSF) at that time. An updated valuation report dated September 12, 2019 gives a valuation of \$48-\$49 per rentable square foot also at that time. This shall serve to update those reports and their valuations.

This letter further confirms that I've reviewed the proposed terms for a one-year extension of the Lease by and between Landlord and NYC Health + Hospitals intended response as Tenant comprising the following:

- The units are currently occupied and zoned for use as medical offices.
- The lease is up for renewal and in accordance with Tenant's proposal, there will be a one-year extension opportunity.
- The landlord has proposed renewal terms for the one-year extension.
- The units collectively total approximately 5,300 RSF.
- This evaluation is for the purpose of a short term lease renewal.

Tenant requests a one-year extension to the existing lease term, and accordingly Landlord has proposed a base rent equal to its existing rent of \$53.95 per square foot (or \$286,165 annually). This rent represents that which the Tenant is currently paying, regardless of what any renewal options might state, Landlord has agreed to hold the existing rent for the one-year term. Should Tenant enter into a later negotiation to remain at the premises, we will evaluate such terms at such time.

Landlord could reasonably claim a base rent increase for any extension periods, but the one-year renewal could be considered more reasonably, the way a month-to-month lease might work. In that scenario, Tenant would pay an agreed to rent or would continue to pay the existing rent on a monthly basis during that term. Month-to-month leases typically occur if a Tenant needs a short-term extension of time or if a Landlord contemplates other uses for its premises but wants the

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income from an existing Tenant that may have flexibility to remain but vacate upon a short period of notice (30-60 days).

Given the proposed Landlord rent and NYC Health + Hospitals response, we value the rent at a range of \$53-60/RSF. The asking rent proposed by Landlord of \$53.95/RSF is consistent with the market. While the market rents vary by location and in certain areas have been significantly affected by the Covid downturn, this location, near the medical institution has kept its value. Additionally, the space and the spaces in the surrounding areas have held value in part and also because its proximity to Elmhurst Hospital.

In the event that I can be of any further assistance to you, please do not hesitate to call.

If you have any further questions, please let me know.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michael E. Dubin". The signature is fluid and cursive, with a prominent initial "M".

Michael E. Dubin
Executive Managing Director

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Schedule A – Comparables

Address	Cross Streets	Total SF	Price/SF	Sign Date
83-33 Broadway	Broadway & Dongan Avenue	1,000	\$42	3/27/2024
40-31 82nd Street	82nd Street & Baxter Avenue	1,876	\$60	2/28/2024
4029 76th Street	76th Street & Broadway	2,300	\$55 + utilities	5/1/2023
4011 72nd Street	72nd Street & Roosevelt Avenue	1,000	\$42	3/22/2023

CONTRACT APPROVAL

SWEET GROUP OF NEW YORK LLC

**DECANTING FOR OUTPOSTED
THERAPUETIC HOUSING UNITS (OTXHU)**

NYC HEALTH + HOSPITALS / NCB

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake a decanting of NYC Health + Hospitals/North Central Bronx Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a contract amount of \$12,069,614, with a 10% project contingency of \$1,206,961, to bring the total cost not to exceed \$13,276,575.

WHEREAS, the Mayor announced in March 2024 that North Central Bronx Hospital should be outfitted to include OTxHU; and

WHEREAS, in order to accommodate the OTxHU, NYC Health + Hospitals needs to decant the 13th and 14th floors and move the personnel and services currently occupying those floors to existing spaces on floors B1, 3, 4 and 13C; and

WHEREAS, due to the condition of the new locations for staff and services, it has been determined that a project should be undertaken to refurbish the new areas to allow for the relocation of current staff from the 13th and 14th floors; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on June 12, 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 (“NYC Health + Hospitals”) be and hereby authorized to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake a decanting of NYC Health + Hospitals/North Central Bronx Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a contract amount of \$12,069,614, with a 10% project contingency of \$1,206,961, to bring the total cost not to exceed \$13,276,575.

**EXECUTIVE SUMMARY
NORTH CENTRAL BRONX HOSPITAL
OTxHU DECANTING PROJECT
SWEET GROUP OF NEW YORK LLC**

- CONTRACT SCOPE:** Decanting and upgrade of several floors
- NEED:** NYC Health + Hospitals facilities needs general construction services to undertake the decanting project at North Central Bronx Hospital.
- CONTRACT DURATION:** 6 months, slated to commence Fall of 2024 with anticipated completion in Spring 2025.
- PROCUREMENT:** A competitive sealed bid was issued on 4/24/24; thirteen contractors attended the pre-bid on site visits on 4/30/2024 and 5/2/2024; seven contractors submitted bids with the lowest responsible and responsive bidder being Sweet Group of New York LLC for a contract not to exceed total of \$13,276,575.
- PRIOR EXPERIENCE:** Sweet Group of New York LLC has performed two projects for NYC H+H with positive results.
- CONTRACT AMOUNT:** \$12,069,614.
- PASSPORT APPROVAL:** Approved
- EEO APPROVAL:** Approved
- MWBE STATUS:** Contractor has committed to a 30% MWBE contract goal.

Request to Award Contract to Sweet Group of New York LLC, for Decanting for New York City Health + Hospitals/ North Central Bronx Outposted Therapeutic Housing Unit (OTxHU) Project

Capital Committee Meeting July 1, 2024

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

Request for Approval

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Background

- On March 4, 2024, the Mayor directed NYC Health + Hospitals to move forward with the construction of the Outposted Therapeutic Housing Units (OTxHU) at Woodhull and North Central Bronx (“NCB”).
- The North Central Bronx OTxHU will be located on the 13th (partial), 14th, 15th and 16th floors. The anticipated completion is 2027, pending timely finalization of design.
- This first prerequisite phase is the renovation of space on other floors at the hospital to accommodate the relocation of current staff from the 13th and 14th floors.
- This phase will allow for hospital departments to more efficiently occupy upgraded and updated space, while allowing for the construction of the OTxHU.

NCB Renovation Overview

- The plans for renovation/relocation were completed on April 8, 2024.
- The project includes:
 - Renovation of existing spaces on floors B1, 3, 4, 6 and 13C to create more efficient and upgraded space to which staff will be relocated from the 13th and 14th floors:
 - Medical Records, Patient Transport, Occupational Therapy, and administrative offices will be temporarily relocated from floors B1, 3, 4, and 13C to vacant floors 15 and 16 until renovation is completed.
 - 13th floor – EITS, MetroPlus, and Hospital Police offices will be relocated to floors B1, 3, 4, and 13C.
 - 14th floor – Nursing Administration and Training will be relocated to the 6th floor
 - Electrical, plumbing, and Heating, Ventilation and Air Conditioning (HVAC) work.
 - Installation of new IT closets.



Overview of Procurement

- 4/30/24 – 5/2/24: Site tour for bidders.
 - Total of 13 contractors attended.
- 6/12/24: Bid due date, 7 bids received.
- 6/20/2024: Determination of low bid finalized, and Sweet Group of New York LLC was selected based as the lowest responsive and responsible bidder

Construction Contract

- Contract amount is **\$12,069,614**
- 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.
 - Selected to be the vendor for the recently awarded Woodhull Labor & Delivery Project
- Expected to begin Fall 2024 with completion expected by Spring 2025
- Sweet Group has committed to a 30% sub-contractor utilization plan presented in the next slide

MWBE Vendor	Subcontracted SOW	Certification	UP Goal%
Custom Design Innovations, LLC	Drywall	NYC/NYS	8.64%
Cardoza Plumbing Corp.	Plumbing	NYC/NYS	3.60%
Miller Druck Specialty Contracting, Inc.	Tiles	NYC/NYS	0.14%
Crescent Building Services, LLC	Painting	NYC/NYS	0.65%
Architectural Flooring Resource Inc.	Flooring	NYC/NYS	2.12%
A Tech Electric Enterprises, Inc.	Electrical	NYC/NYS	13.67%
Construction Resources Corp of New York	Labor	NYC/NYS	1.24%



Performance Evaluation

Vendor Performance Evaluation	
Sweet Group LLC	
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

North Central Bronx OTxHU Decanting Project	
Construction	\$12,069,614
Project Contingency (10%)	\$1,206,961
Total	\$13,276,575

- Full funding for this project has been allocated and the CP was approved by OMB.

Request for Approval

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake a decanting of NYC Health + Hospitals/North Central Bronx Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a contract amount of \$12,069,614, with a 10% project contingency of \$1,206,961, to bring the total cost not to exceed \$13,276,575.



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 of New York LLC

Date: June 20, 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%

CONTRACT APPROVAL

LF DRISCOLL HEALTHCARE

**WOMEN'S HEALTH LABOR & BIRTHING
RENOVATION**

NYC HEALTH + HOSPITALS / KINGS

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with LF Driscoll Healthcare, (the “Contractor”) to undertake a renovation of the Women’s Health Labor and Birthing Center at New York City Health + Hospitals/Kings County Hospital for a contract amount of \$38,630,954, with a 10% project contingency of \$3,863,095, to bring the total cost not to exceed \$42,494,049.

WHEREAS, NYC Health + Hospitals/Kings County Hospital’s Labor and Delivery Department requires modifications are necessary in order to improve clinical operations and the patient experience; and

WHEREAS, the Labor and Delivery Department renovation will result in modernization of the existing operating rooms along with the creation of an additional operating room, upgraded labor and delivery rooms with improved patient-oriented environments, new reception and nurse station to accommodate monitors and staff, build-out of birthing showers, the creation of a green space to support mothers’ partners and families during and after birthing, and new birthing, triage and recovery rooms 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 January 19, 2024, a Request for Qualifications was posted in the City Record and sent directly to 26 vendors, on January 26, 2024; a pre-proposal conference was held with 28 vendors in attendance; 11 statements of qualifications were received by the submittal deadline of February 12, 2024, and 5 firms with top scores were short-listed for the RFP phase; on February 28, 2024, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of the project; on April 8, 2024, proposals were received from 4 of the shortlisted vendors; on April 16, 2024 the vendors presented their approach to the evaluation committee; on May 17, 2024, the Contractor received the highest overall score; and

WHEREAS, the Contractor has committed to an MWBE subcontracting plan of 30%; 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 LF Driscoll Healthcare to undertake the Labor and Delivery Department renovation at NYC H+H Kings/ County Hospital for a contract amount of \$38,630,954, with a 10% project contingency of \$3,863,095, to bring the total cost not to exceed \$42,494,049.

EXECUTIVE SUMMARY
NYC H+H/KINGS COUNTY HOSPITAL
LABOR AND DELIVERY DEPARTMENT RENOVATION PROJECT
LF DRISCOLL HEALTHCARE

- CONTRACT SCOPE:** Design and construction of the Labor and Delivery Department
- NEED:** NYC Health + Hospitals facilities needs design and construction services to undertake the renovation of the Labor and Delivery Department at NYC H+H/Kings County Hospital.
- CONTRACT DURATION:** Three years and an additional two one-year renewal terms, slated to commence Winter of 2024 with anticipated completion in Spring 2028.
- PROCUREMENT:** Request for Qualifications was posted in the City Record and sent directly to 26 vendors, on January 26, 2024; a pre-proposal conference was held with 28 vendors in attendance; 11 statements of qualifications were received by the submittal deadline of February 12, 2024, and 5 firms with top scores were short-listed for the RFP phase; on February 28, 2024, NYC Health + Hospitals issued a Request for Proposals (RFP) for the engineering design and construction of the project; on April 8, 2024, proposals were received from 4 of the shortlisted vendors; on April 16, 2024 the vendors presented their approach to the evaluation committee; on May 17, 2024, the Contractor received the highest overall score.
- PRIOR EXPERIENCE:** LF Driscoll Healthcare has previously worked on an emergency department expansion and cogeneration plant project at Richmond University Medical Center and an emergency department expansion at Brooklyn Hospital Center.
- CONTRACT AMOUNT:** Not to Exceed \$42,494,049.
- PASSPORT APPROVAL:** Approved
- EEO APPROVAL:** Pending
- MWBE STATUS:** Contractor has committed to a 30% MWBE contract goal.

**Request to Award Contract to LF Driscoll Healthcare for
Women's Health Labor and Birthing Center Design-Build at
New York City Health + Hospitals/Kings County**

**Capital Committee
July 1, 2024**

Manuel Saez, PhD, VP, Office of Facilities Development

Oscar Gonzalez, Senior AVP, Office of Facilities Development

Anniqua Brown, Senior Regional Director, Office of Facilities Development

Geoffrey Gorousingh, Director, Office of Facilities Development

Request for Approval

- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with LF Driscoll Healthcare, (the “Contractor”) to undertake a renovation of the Women’s Health Labor and Birthing Center at New York City Health + Hospitals/Kings County Hospital for a contract amount of \$38,630,954, with a 10% project contingency of \$3,863,095, to bring the total cost not to exceed \$42,494,049

Background / Current State

The Labor and Delivery (L&D) Department occupies 23,000sf on the 5th Floor of the S building at NYC H+H/Kings County Hospital.

- Modifications and upgrades to the existing program space are needed in order to improve clinical operations and the patient experience.
- Redesign of the existing operating rooms to improve the layout for staff.
- Creating additional nursing stations to accommodate necessary monitors and staff.
- Redesign and creation of additional recovery rooms to monitor patients.
- Births at Kings County

Calendar Year	Births
2019	1,489
2020	1,288
2021	1,205
2022	1,292
2023	1,384

Proposed Future State

NYC H+H/Kings County Hospital will create a New Labor and Birthing Suite that is patient and family focus which will improve the overall birthing experience and achieve the following benefits:

- Modernization of existing Operating Rooms (OR) along with an additional OR room, that size to accommodate equipment and workflow
- Upgraded L&D rooms with improved patient-oriented environment
- New Reception and Nurse Stations
- Birthing showers to provide additional comfort during the birthing process
- Creation of new Green space to support families during and after birthing
- New Recovery Rooms
- Additional Triage Rooms
- New Birthing Rooms, with ample space for patient comfort.
- The Design will have significant input from the Chief Medical Officer team and the L&D team at H+H/Kings

Proposed Scheme

EXISTING vs PROPOSED OVERLAY



- A** OR Locations
- B** Public/Staff/Service Circulation
- C** Egress
- D** Electrical/IT Closets
- E** Shaft Locations
- F** Pneumatic Tube
- G** Existing Labor and Delivery Bays

- Diagnostic and Treatment
- Inpatient
- Ambulatory
- Staff
- Public
- Core
- Building Support

PERKINS — EASTMAN NYC H + H | KINGS COUNTY | S BLDG LD RENO

JANUARY 12, 2024

RFQ and RFP Criteria

Minimum criteria:

- Design-build services for five similar projects over \$10 Million, with preferred healthcare and clinical projects
- Experience holding construction contracts for public owners
- M/WBE plan, waiver, or certification

Two Step Selection Process

Scoring Criteria (RFQ)

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

Scoring Criteria (RFP)

- | | |
|--|-----|
| ➤ Similar Project Experience | 10% |
| ➤ DB Management Approach and Methodology | 15% |
| ➤ Design Development and Management | 25% |
| ➤ MWBE Status and Utilization | 15% |
| ➤ Price | 35% |

Evaluation Committee:

- Director of Capital Budgets, OFD/Kings
- Director Capital Budgets, OFD
- Finance
- EITS, KCHC
- Director of Nursing, KCHC
- Associate Executive Director, KCHC
- Director of Obstetrics, KCHC
- Assistant Director, OFD
- Office of the Chief Medical Officer



Overview of Procurement

- 01/19/24: RFQ Released and posted on City Record, sent directly to 26 vendors
- 01/26/24: Pre-proposal conference held, 28 vendors attended
- 02/12/24: 11 vendors submitted statement of qualification packages
- 02/26/24: Evaluation Committee submitted final RFQ scores and selected top 5 vendors.
- 02/28/24: Top 5 firms notified. The RFP was released to only to the top vendors
- 03/06/24: Top firms participate in a walkthrough at Kings County Hospital Center
- 04/08/24: RFP proposals due, 4 proposals received
- 04/16/24: Vendor presentations by 4 firms
- 05/02/24: Final round of vendor Q&A conducted
- 05/17/24: Evaluation committee debriefed and submitted final scores. The highest rated proposer:
 - LF Driscoll Healthcare

Contract

- Contract amount is \$38,630,954
- Expected to begin Winter 2024 with a three-year initial term and two one-year renewal options exercisable at the discretion of NYC Health + Hospitals.
- Design Builder will work closely with system and facility clinical leadership to ensure design meets the requirements for the program
- LF Driscoll Healthcare has experience with prior projects in a healthcare facility, for example:
 - Richmond University Medical Center, Emergency Department Expansion & Cogeneration Plant, \$122,133,000.00
 - The Brooklyn Hospital Center, Emergency Department Expansion, \$28,000,000.00
- LF Driscoll has committed to a 30% sub-contractor utilization plan:

MWBE Vendor	Subcontracted SOW	Certification	UP Goal %
Cardoza Plumbing	Plumbing	NYC/NYS Hispanic/Female	30%
Curtis Partition	Drywall & Ceilings	NYC/NYS Asian/Male	
Allran Electric	Electric	NYS Hispanic/Male	
Weltman Lighting	Lighting	NYC Non-Minority/Female	
JT&T Corporation	HVAC	NYC Non-Minority/Female	

Project Budget

NYC H+H/Kings County Women's Health Labor and Birthing Center	
Design Build	\$38,630,954
Contingency (10%)	\$3,863,095
Total	\$42,494,049

- CP is pending OMB approval
- Design build proposed price will be negotiated while working towards contract execution.
- \$15,625,000 of the budget was generously provided by Brooklyn Borough President Reynoso.

Request for Approval

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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: LF Driscoll Healthcare

Date: June 13, 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

30%

CONTRACT APPROVAL

C.D.E. AIR CONDITIONING CO INC.

BOILER & BMS UPGRADE

NYC HEALTH + HOSPITALS / NCB

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with C.D.E. Air Conditioning Co Inc. (the “Contractor”), to undertake a boiler and Building Management System (BMS) upgrade project of NYC Health + Hospitals/North Central Bronx Hospital for a contract amount of \$8,999,000, with a 15% project contingency of \$1,349,850, to bring the total cost not to exceed \$10,348,850.

WHEREAS, NYC Health +Hospitals/North Central Bronx Hospital has five boilers, one of which is completely out of service and four that have reached the end of their useful life; and

WHEREAS, NYC Health + Hospitals/North Central Bronx Hospital currently has minimal means for Heating, Ventilation and Air Conditioning (HVAC) system control and needs a centralized monitoring/ building management system (BMS) in order to operate and maintain its critical MEP systems; and

WHEREAS, due to the state of the boilers and lack of system monitoring capability, it has been determined that a project should be undertaken to completely refurbish the boiler that is out of service, undertake significant repairs and upgrades to the four that have achieved the end of their useful life, and install a new building wide BMS; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which eight bids were received and publicly opened on March 14, 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 (“NYC Health + Hospitals”) to execute a contract with C.D.E. Air Conditioning Co Inc. (the “Contractor”), to undertake a boiler and BMS upgrade project of NYC Health + Hospitals/North Central Bronx Hospital for a contract amount of \$8,999,000, with a 15% project contingency of \$1,349,850, to bring the total cost not to exceed \$10,348,850.

**EXECUTIVE SUMMARY
NORTH CENTRAL BRONX HOSPITAL
BOILER AND BUILDING MANAGEMENT SYSTEM PROJECT
C.D.E. AIR CONDITIONING CO INC.**

CONTRACT SCOPE: Boiler upgrade and BMS installation

NEED: NYC Health + Hospitals facilities needs general construction services to undertake the boiler upgrade and BMS installation project at NYC H+H/North Central Bronx Hospital.

CONTRACT DURATION: 18 months, slated to commence Fall of 2024 with anticipated completion in Spring 2026.

PROCUREMENT: A competitive sealed bid was issued on 2/8/2024; sixteen contractors attended the pre-bid on site visits on 2/14/2024 and 2/15/2024; eight contractors submitted bids with the lowest responsible and responsive bidder being C.D.E. Air Conditioning Co Inc. for a contract not to exceed total of \$10,348,850.

PRIOR EXPERIENCE: C.D.E. Air Conditioning Co Inc. has previously worked on fifteen government projects and received four ratings of excellent, seven ratings of good, and four satisfactory ratings.

CONTRACT AMOUNT: \$8,999,000.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Pending

MWBE STATUS: Contractor has committed to a 35% MWBE contract goal.

Request to Award Contract to C.D.E. Air Conditioning Co Inc. for Boiler Upgrade & BMS Project at New York City Health + Hospitals/North Central Bronx

**Capital Committee
July 1, 2024**

Christopher Mastromano, CEO, NYC H+H/NCB

Ellen Barlis, CFO, NYC H+H/NCB

Manuel Saez, PhD, VP, Office of Facilities Development

Oscar Gonzalez, SAVP, Office of Facilities Development

Erin Egan, Senior Director, Office of Facilities Development

Hiba Hadeed, Director , Office of Facilities Development

Request for Approval

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with C.D.E. Air Conditioning Co Inc. (the “Contractor”), to undertake a boiler and BMS upgrade project of NYC Health + Hospitals/North Central Bronx Hospital for a contract amount of \$8,999,000, with a 15% project contingency of \$1,349,850, to bring the total cost not to exceed \$10,348,850

Program Background/ History

- North Central Bronx Hospital (“NCB”) currently has 5 existing boilers that serve the facility with steam for heating & sterilization.
- One of the existing boilers previously was completely taken out of service and needs full refurbishment.
- Burners and controls for 4 of the 5 existing boilers are beyond their useful life and need upgrade.
- The existing facility has minimal means for Heating, Ventilation and Air Conditioning (HVAC) system control and need a centralized monitoring / Building Management System (BMS) for operating and maintaining the many critical MEP systems.



Construction Scope & Schedule

- Boiler/BMS Upgrade Scope of Work:
 - New burners & controls for Boilers #1, 3, 4 & 5
 - Refurbishment of Boiler #4
 - New boiler burner management Supervisory Control and Data Acquisition (SCADA) system
 - New building-wide Building Management System (BMS) for existing and future mechanical equipment (Air Handling Units, chillers, pumps, fans, Variable Air Volumes, etc)
 - Boiler work will be phased to ensure minimal impacts to existing steam supply
 - Expected to begin Fall 2024 with completion expected by Spring 2026 (18 months)

Overview of Procurement

- 2/14/2024 & 2/15/24: Site tour for bidders; 16 total contractors attended
- 3/14/24: Bid due date, (8) bids received
- 5/30/2024: Determination of low bid finalized, and C.D.E. Air Conditioning Co Inc. was selected based as the lowest responsive and responsible bidder

Construction Contract

- Procurement is sourced via public bid
- Contract amount is **\$8,999,000**
- C.D.E. Air Conditioning Co Inc. is mechanical HVAC contractor. The ratings listed in MOCs included 4 Excellent, 7 Good, and 4 Satisfactory.
- Expected to begin Fall 2024 (or earlier) with completion expected by Spring 2026 (18 Months)
- C.D.E. Air Conditioning Co Inc. Has committed to a 35% MWBE subcontractor utilization plan presented below

Subcontractor	Certification	Supplies/Services	Utilization Plan %	Utilization \$s
BTG Contracting LLC	WBE	Demolition	0.4%	\$40,000
BTG Contracting LLC	WBE	General Construction	1.1%	\$100,000
Vanguard HVAC Technologies, Inc	WBE	Piping	14.4%	\$1,300,000
Milad Contracting Corp	WBE	Electrical	19.4%	\$1,750,000
Total			35.3%	\$3,190,000

Project Budget

North Central Bronx Boiler/BMS Project	
Construction	\$8,999,000
Project Contingency (15%)	\$1,349,850
Total	\$10,348,850

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

Request for Approval

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with C.D.E. Air Conditioning Co Inc. (the “Contractor”), to undertake a boiler and BMS upgrade project of NYC Health + Hospitals/North Central Bronx Hospital for a contract amount of \$8,999,000, with a 15% project contingency of \$1,349,850, to bring the total cost not to exceed \$10,348,850



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

Vendor: C.D.E. Air Conditioning Co Inc.

Date: June 13, 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%