

EXECUTIVE COMMITTEE MEETING

THURSDAY, JULY 25, 2024

A•G•E•N•D•A•

CALL TO ORDER - 2:00 PM

Dr. Katz

1. Executive Session | Facility Governing Body Report

➤ NYC Health + Hospitals | Metropolitan

2023 Performance Improvement Plan and Evaluation (Written Submission Only)

➤ NYC Health + Hospitals | Segundo Ruiz Belvis - Gotham Center

Dr. Katz

Semi-Annual Governing Body Report (Written Submission Only)

➤ NYC Health + Hospitals | Woodhull

➤ NYC Health + Hospitals | Bellevue

2. OPEN PUBLIC SESSION - 3:00 PM

Dr. Katz

3. Adoption of the Board of Directors Meeting Minutes – June 27, 2024

4. Chair's Report

Dr. Katz

5. President's Report

Ms. Wang

6. Authorizing the New York City Health and Hospitals Corporation (the "System") to execute agreements with each of the vendors: **Proprio LS, LLC, AMN Healthcare Language Services, Inc. (AMN), Birch Language Solutions LLC, Language Line Services, Inc. dba Language Line Solutions, Geneva Worldwide, Inc., American Sign Language Inc. (ALSI), SignTalk, LLC and ALTA Language Services, Inc. for the provision of Medical Interpretation Services** on behalf of the System for an initial period of three-years and two one-year renewal options, exercisable at the discretion of the System, for an amount not to exceed \$126,371,490 over the potential five-year term;

and modifying the prior Board resolution, resolved January 2019, which was for OPI services, by increasing the not-to-exceed amount from \$48,241,516 to \$53,000,000;

and authorizing previous spend for video-remote interpreting services with Language Line Solutions, Inc, Cyracom, LLC, and Stratus Video LLC d/b/a AMN Language Services, for the period of June 1, 2019 through May 30, 2024 in an amount not to exceed \$15,000,000.

(Presented Directly to the Board: 07/25/2024)

Vendex: All Approved – except AMN Healthcare Language Services, Inc.

EEO: All Pending

Ms. Wang

7. 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

(Presented to the Capital Committee: 07/01/2024)

Vendex: NA / EEO: NA

Ms. Wang

8. 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.

(Presented to the Capital Committee: 07/01/2024)

Vendex: Approved / EEO: Approved

9. 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
(Presented to the Capital Committee: 07/01/2024)
Vendex: Approved / EEO: Pending
10. 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
(Presented to the Capital Committee: 07/01/2024)
Vendex: Approved / EEO: Pending

COMMITTEE REPORTS

- Finance Committee
- Capital Committee
- Audit Committee

>>Old Business<<
>>New Business<<
>>Adjournment<<

Ms. Wang

Ms. Wang

Ms. Wang
Ms. Wang
Ms. Hernandez- Piñero

Dr. Katz

NEW YORK CITY HEALTH AND HOSPITALS CORPORATION

A meeting of the Board of Directors of New York City Health and Hospitals Corporation was held in room 1701 at 50 Water Street, New York, New York 10004 on the **27th day of June, 2024** at 2:00 P.M., pursuant to a notice, which was sent to all of the Directors of New York City Health and Hospitals Corporation and which was provided to the public by the Secretary. The following Directors participated in person:

Ms. Freda Wang
Dr. Mitchell Katz
Ms. Erin Kelly
Dr. Vincent Calamia
Ms. Molly Wasow Park - Left at 3:00 p.m.
Ms. Karen St. Hilaire - Joined at 3:00 p.m.
Dr. William Fisher
Ms. Anita Kawatra - Joined at 3:00 p.m.
Ms. Sally Hernandez-Piñero
Dr. Patricia Marthone
Dr. Michelle Morse - Joined at 3:00 p.m.
Ms. Jackie Rowe-Adams - Left at 3:55 p.m.

Freda Wang, Vice Chair of the Board, called the meeting to order at 2:11 p.m. Ms. Wang chaired the meeting and Colicia Hercules, Corporate Secretary, kept the minutes thereof.

Ms. Wang noted that Erin Kelly is representing Deputy Mayor Anne Williams-Isom, and Dr. William Fisher is representing Dr. H Jean Wright II - both in a voting capacity.

EXECUTIVE SESSION

Upon motion made and duly seconded, the members voted to convene in executive session because the matters to be discussed involved confidential and privileged information regarding patient medical information.

OPEN SESSION

The Board reconvened in public session at 3:09 p.m.

Ms. Wang noted that Ms. Erin Kelly is representing Deputy Mayor Anne Williams-Isom, Dr. William Fisher is representing Dr. H Jean Wright II, Dr. Michelle Morse is representing Dr. Ashwin Vasan and Karen St. Hilaire is representing Molly Wasow Park - all in a voting capacity.

ACTION ITEM 3 - ADOPTION OF MINUTES

The minutes of the Board of Directors meeting held on May 30, 2024 were presented to the Board. Then, on motion duly made and seconded, the Board unanimously adopted the minutes.

RESOLVED, that the minutes of the Board of Directors Meeting held on May 30, 2024, copies of which have been presented to the Board be, and hereby are, adopted.

ITEM 4 - VICE CHAIR'S REPORT

Ms. Wang advised that during the Executive Session, the Board received and approved the governing body oral and written report from NYC Health + Hospitals| Sea View Nursing and Rehabilitation Center.

The Board received and approved the written submission of the NYC Health + Hospitals| Morrisania Gotham Center 2023 Performance Improvement Plan and Evaluation.

The Board also received and approved the written submission of the NYC Health and Hospitals| McKinney Nursing and Rehabilitation Center semi-annual governing body report.

BOARD ACKNOWLEDGEMENT

Ms. Wang thanked Dr. Marthone for participating in the Joint Commission Leadership Session at NYC Health + Hospitals| Kings County and for visiting NYC Health + Hospitals| Woodhull. Dr. Marthone shared some highlights from both visits and commented on each hospital's success.

VENDEX APPROVALS

Ms. Wang noted there are two items on the agenda requiring Vindex approval, both have that approval. There is one item from previous Board meetings pending Vindex approval.

The Board will be notified as outstanding Vindex approvals are received.

ACTION ITEM 6:

Ms. Wang read the resolution

Authorizing New York City Health and Hospitals Corporation (the "System") to sign a lease with **175 Varick Street LLC ("Landlord") for approximately 10,000 square feet on the 7th floor at 145 East 32nd**

Street, New York, NY (the "Premises") to house the World Trade Center Environmental Health Center (the "Center") that is currently located in NYC Health + Hospitals/Bellevue ("Bellevue") for an initial term of approximately 16 months with the System holding two 5-year options to extend the lease at an initial rent of \$54/sf to increase annually at 2.75% for an initial annual rent of \$540,000 and a total rent over the potential term of 12 years and 4 months of \$7,805,015
(Presented Directly to the Board: 06/27/2024)

Matthew Siegler, Senior Vice President of Managed Care and Patient Growth, provided an overview of the World Trade Center program at NYC Health + Hospitals and more specifically, the historical work since the launch of the pilot program and services provided at NYC Health + Hospitals |Bellevue. There is a need to relocate and expand the capacity of the Center to accommodate the program growth and census. To that end, the team conducted evaluations of new space options and made their selection based on proximity to the hospital, rental rates, space/floorplan and feedback from stakeholders. Mr. Siegler also explained the lease terms.

The Board asked for clarification about the rent and lease terms. In response, Mr. Siegler confirmed that the two blocks of 4-months free rent are given at the beginning of each year of the two 5-year renewal terms. There will not be additional rent and/or fees in the 4-6 months transition period as the program vacates the 11th floor at the hospital while the current tenant vacates the space on the 7th floor.

AMENDMENT: Mr. Siegler also clarified that there needs to be an amendment for the proposed vote on the resolution that amends the two references in the body of the resolution of a 20-months term to the correct term of 16-months.

After discussion, upon motion duly made and seconded, the Board unanimously approved the amended resolution.

ACTION ITEM 7:

Ms. Wang read the resolution

AMENDED - 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.
(Presented to the Capital Committee: 06/10/2024)

Jeremy Berman, Deputy General Counsel explained that the resolution language on the Executive Summary and WHEREAS clause has been amended from what was previously presented at the Capital Committee meeting earlier this month. The prior language stated that Sodexo would only employ union labor, the language has since been updated to indicate that Sodexo will manage their own staff rather than managing the System's unionized staff as it does with its other contracts with the System for patient food preparation or environment services.

Melissa Brody, Director of Contracts at NYC Health + Hospitals | Bellevue presented the existing state of the food/dining options for staff and visitors at the facility, background information on the vendor's experience in retail food services as well as their historical partnership with the System. Ms. Brody provided the proposed menu with prices and the proposed renovation, highlighting that Sodexo will be responsible for the cost of the construction. The lease terms, including the location, hours of operation and staffing were also discussed.

In respond to questions, Ms. Brody explained that the space was previously utilized as Moonstruck diner for staff and visitors.

Ms. Wang complimented the staff on the proposal to provide different food options for the staff.

After discussion, upon motion duly made and seconded, the Board unanimously approved the amended resolution.

ACTION ITEM 8:

Ms. Wang read the resolution

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.
(Presented to the Capital Committee: 06/10/2024)

Deborah Morris, Senior Director, Real Estate & Housing, provided background information on prior food vendors and services at the facility, including the abrupt departure of the last food service vendor. Christopher Mastromano, CEO, Jacobi | North Central Bronx Hospitals explained the selection process. He related Dr. Katz's authorization under an exception to policy to substitute Tasty Picks for the previously approved vendor, EveryTable, upon the abrupt closure of EveryTable and the desirability of

expanding Tasty Picks' footprint in view of the strong demand for its offerings. Mr. Mastromano shared the proposed menu and corresponding price range and the layout of the existing and proposed expanded space. The license terms were also discussed.

After questions, Mr. Mastromano explained that the additional 890 square feet is currently empty and was previously occupied by Au Bon Pain. Tasty Picks, Inc #5 will cover the costs to upgrade the space.

After discussion, upon motion duly made and seconded, the Board unanimously approved the resolution.

ACTION ITEM 9:

Ms. Wang read the resolution

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 \$12,962,881.

(Presented to the Capital Committee: 06/10/2024)

Milenko Milinic, Chief Operations Officer, NYC Health + Hospitals| Elmhurst provided a historical background on the labor and delivery physical space, past and proposed upgrades and expanded services which will be provided in the newly renovated spaces. George Asadoorian, Director, NYC Health + Hospitals| Elmhurst Office of Facilities Development discussed the scope of work, construction schedule, construction phasing plan as well as the rendering of the current and future state. Mr. Asadoorian provided an overview of the procurement process, the construction contract including the MWBE utilization goal of 38%, vendor performance evaluation and the construction project budget. The project is fully funded by a combination of \$7.5M Mayoral funding and \$3M from Congresswomen Grace Meng & Alexandria Ocasio-Cortez.

Following questions from the Board, Mr. Milinic explained that the expansion does not include additional beds. The upgrade of the Labor and Delivery suite will include a new operating room as well as enhancements and renovations to the suite. While the current number of beds is adequate for the patient census, the upgrades and expansion will bring the suite to current standards and improve overall patient care and experience.

After discussion, upon motion duly made and seconded, the Board unanimously approved the resolution.

ACTION ITEM 10:

Ms. Hernandez-Piñero read the resolution

Authorizing the Executive Director of MetroPlus Health Plan, Inc. ("MetroPlus or "the Plan") to negotiate and execute **a best-interest extension of the current contract with Clarity Software Solutions, Inc. for fulfillment and distribution services** for a period of two years and 1 one-year renewal option, for an amount not to exceed \$31,500,000, which includes a 6% contingency, over the lifetime of the contract, effective August 8, 2024.

(Presented to the MetroPlus Board: 06/06/2024)

Lila Benayoun, Chief Operating Officer, MetroPlus, provided an overview of the background including highlights of the past and current work with the vendor, a brief history of the existing contract and best-interest extension rationale. Ms. Benayoun provided a breakdown of the spending authority request, and scope of work. Clarity's performance and current MWBE utilization plan were also discussed.

The Board asked for clarification on the spending authority. Ms. Benayoun explained that the spending authority request consolidates MetroPlus's proposed Clarity's proposed agreement with current third-party agreements into one contract for the full scope of fulfillment services. MetroPlus Health plans to issue an RFP in 2025, to award a new contract.

After discussion, upon motion duly made and seconded, the Board unanimously approved the resolution.

ITEM 5 - PRESIDENT REPORT - FULL WRITTEN SUBMISSION INCLUDED IN THE MATERIALS WITH FEW VERBAL HIGHLIGHTS:

CONTRACT DEVIATIONS

Since the last update to the Board of Directors regarding the asylum seeker contracting response, Dr. Katz has approved extensions of leased space at two of the HERRC sites, while we work with the City to transition these sites to City control and management:

- 1760 3rd Avenue, New York, New York for an additional period of 8 months and a not-to-exceed amount of \$12,870,223.
- 37-11 35th Avenue, Astoria, Queens for an additional period of 2 months for a not-to-exceed amount of \$169,192.50.

Dr. Katz noted that the following reductions of obligations regarding the operation of HERRC sites:

- Ryerson Hotel which we leased for a term to begin September 15, 2023 at \$2,173,080/month never commenced due to construction delays and was instead rented by the City through HRO.
- 320 West 31st Street which we leased in September 2023 for one year at \$684,475/month was terminated early by us effective December 20, 2023.
- The Wolcott at 4 West 31st Street which we rented from November 2022 through April 30, 2024 at \$997,500/month was terminated by us January 31, 2024. NYC Department of Homeless Services has also taken over operations at this location.
- The Crowne Plaza JFK at 38-10 135th Avenue, Queens NY which we rented July 11, 2023 at \$2,007,180/month was terminated in April, 2024 is now being leased by DHS.
- Row NYC Hotel at 800 8th Avenue which we leased starting October 12, 2022 at \$5,130,000/month was allowed to expire April 12, 2024 when it was leased by the City through DCAS.
- The Holiday Inn at 99 Washington Street which we rented February 8 through April 30, 2024 at \$2,804,400/month was allowed to expire and was leased by the City through DCAS upon such expiration.
- The Wingate by Wyndham at 38-70 12th Street, Long Island City, which we rented December 15, 2023 for 15 months at \$825,840.00/month has been terminated early by us effective May 15, 2024.

Dr. Katz added that all the terminations are in alignment with policy goals as the System stabilizes and returns to its normal operations.

ANNOUNCEMENT

Dr. Katz shared that, while not in the report, as of earlier today, Dr. Eric Wei has been appointed Interim Chief Executive Officer at NYC Health + Hospitals | Lincoln. The Facility's Chief Executive Officer, Chris Roker is currently on a leave of absence. Dr. Wei has served as interim CEO at other System's hospitals on other occasions.

BOARD DISCUSSION

The board asked about the System's responsibilities and future in the management of the HERCC centers. Dr. Katz explained that, ideally, the System will manage the HERCC intake center as this is a heavy medical need center, with an important case management component and the provision of clinical services. The Department of Homeless Services is better equipped to manage the operations component of the HERCC centers but this transition will take time and collaboration. To help with these efforts, the City is launching an RFP for alternative contractors with the capacity and capability to run these centers.

Regarding discharge case management for the HERCCs, Dr. Katz explained that the System's goals align with the provision of this service.

COMMITTEE AND SUBSIDIARY REPORTS

Ms. Wang noted that the Committee and subsidiary reports are included in the materials for review and were submitted into the record. Ms. Wang welcomed questions or comments regarding the reports.

OLD BUSINESS/NEW BUSINESS

ADJOURNMENT

Hearing no old business or new business to bring before the New York City Health + Hospitals Corporation Board of Directors, the meeting was adjourned at 4:07 P.M.

A handwritten signature in blue ink, appearing to read "Colicia Hercules", written over a horizontal line.

Colicia Hercules
Corporate Secretary

COMMITTEE REPORTS

**Medical and Professional Affairs / Information Technology Committee-
June 10th, 2024**

As Reported by Dr. Vincent Calamia

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

Dr. Vincent Calamia, Chair of the committee, called the meeting to order Calamia at 9:05AM. On motion made and seconded, the Committee adopted the minutes of the April 8th, 2024 Medical and Professional Affairs/Information Technology Committee.

CHIEF MEDICAL OFFICER REPORT

Machelle Allen MD, System Chief Medical Officer/Sr. Vice President of Medical and Professionals Affairs, and Sewit Teckie MD, System Chief of Radiation Oncology, highlighted the following:

Committed to Cancer Services

Dr. Teckie reconfirmed the System commitment to cancer services. Our patients want to be treated in their local communities and is integrated with medical care, starting with screening in primary care. We are capable of treating the vast majority of cancers. We are committed to health equity and access.

The majority of our sites do have access to cancer care and for those specialty services such as radiation oncology linear accelerator we do refer internally, as needed.

Our System has been able to acquire new technology for our cancer patients. Starting with a going live at Elmhurst in 2 weeks of a single fraction brain radio surgery, spine radio surgery. Queens and King will also receive a new linear accelerator next year.

In addition to having new technology we are supporting the practices with a business plan that has been built and deployed to support Kings County, Lincoln, and Bellevue, with a team-based staffing model to make sure that the cancer patients have a team taking care of them and are getting the full standard of care.

Dr. Teckie, shared a sample of the team-based staffing model to show that a physician and advance practice provider, and a PCR are working together so that the physician can focus on the highest impact physician requiring work for a cancer doctor, which is making the diagnosis, staging, and determining the right therapy.

Dr. Teckie highlighted some of what has been achieved in the last couple of years.

- They started monthly cancer education series. This is important, not all of our doctors are affiliated with an academic site that has a strong cancer program.
- There are monthly ground rounds, inviting lectures from around the county to speak on cancer topics.
- The staff is being trained on the new technology and the new machines.
- A Cancer care team was created for Kings County and are expanding to other Radiology Oncology practices.
- They are now paperless, anyone from any site can access a patient record.

Dr. Teckie shared her principles of cancer services at Health + Hospitals.

- We should be collaborative amongst our sites. The doesn't have to be the same technology at each hospital, but we need to be able to share and have access to it.
- We should be able to provide the care safely. We want to continuously improve and provide the patient care is excellent.
- Our patients have to feel taken care of as a whole person when they are going through their cancer journey. We are committed to providing timely, evidence-based, standard-of-care treatment to our patients with the support of Dr. Machel Allen.

Question raised by the Boards: How was it determined which site the service would be located, and why? Dr Teckie response; Advocacy of site for updates of outdated machines. The machines have been there since 1990 in some case. These plans were put into motion in the eighties and the machines were there and have never been updated.

Board mentioned: Bellevue has the highest number of cancer patients. Dr. Teckie response; yes, they do and we are starting to explore what it would look like if we had radiology oncology on-site instead of referring them outside.

Board member raised a question; what is the cost of a linear accelerator? Dr. Teckie response, the full package of is about \$4 to \$5 million, the linear itself is about \$3 million, and the tech, IT and the EMR that is required to run it is about \$1 million. Then there is the CT simulator machine which is a special type of CT scanner, that is required for setting up the patient, that is about another million dollars. Those are the hard cost, then there is operations cost, and space cost, it is being looked into.

A Board member mentioned: you always try to be cost effective as possible and not duplicate. If the linear is on-site but at a different institute. May it can jointly be looked at to collaborate, unless their capacity is being maxed out. In the future maybe, that can be looked at on how this can be done. Dr. Allen mentioned before Dr. Teckie arrived, each one of our hospitals were doing their own thing. In the two years

Dr. Teckie has been thinking enterprise-wide as well as regionally and her plan for the new linear accelerator is regional. She established a surgical oncology council and a cancer council. The surgical oncology is going to be regionalized, that conversation has just started. Dr. Allen commended Dr. Teckie on her accomplishments, she is transforming how we deliver services to our patients. She is on the editorial board of one of the oncology journals and she will be giving the plenary lecture to the National Medical Association in August. Dr. Allen would like for Dr. Teckie to practice that with our CMOs and cabinet.

The Board commended Dr. Teckie on her accomplishments in the work she is doing.

The Board raised the question; do we have cancer research? Dr. Teckie responded; we partner with other institutions. We have a strong relationship with Memorial Sloan Kettering, there is a meeting quarterly to discuss what we are doing and how we can expand. We would like to expand into Therapeutic cancer trails, not just diagnostic. Therapeutic trails require a different kind of infrastructure, a pharmacy infrastructure to be able to prepare the chemotherapy on-site. We submitted a grant to get funding to establish that. You would need a chemo pharmacy in the region and then be able to disseminate the research drug.

We are approached by most of the partners because of our populations, the opportunity is great. We have to figure out how to use our resources to provide our patients access to the best care. On a micro level our doctors do refer to as a need to clinical trials all the time. The Board commended Dr. Teckie on her work.

SYSTEM CHIEF NURSE EXECUTIVE REPORT

Albert Belaro, representing Dr. Natalia Cineas, System Chief Nurse Executive, Office of Patient Center Care, provided the following highlights -

The Black Angels-Special Recognition Event held at Harlem Hospital. The Black Angels are Pioneering black nurses who treated tuberculosis patients at Sea View Hospital on Staten Island from the 1920's to the 1960's. Ms. Virginia Allen, one of the last surviving Black Angels, received a Lifetime Achievement Award from the DAISY Foundation. Harlem was also recognized by the DAISY Foundation and Chi Eta Phi Sorority, Inc. for its role in providing nurses to treat tuberculosis patients. Signed copies of a new book about the Black Angels: untold story of the nurses who helped cure Tuberculosis was distributed. There were 50 to 100 people in attendance for the event.

The certified nursed day celebration was held March 28th, the guest speaker was Katie Boston-Leary, from the American Nurse Association. She talked about the values and benefits of the certification in our journey to Magnet recognition.

Fireside chats are continuing, the latest focus on Nurse builders. This is free software available to staff. It gives online certification reviews for staff that are interested, that includes frontline and leadership staff. This is in support of the quest for increasing nurse certifications across the System.

Coler has received the Silver-level Beacon Award for Excellence from the American Association of Critical-Care. This honor was recognized at the National Teaching Institute, which was held in May where a dozen other beacon awards were celebrated.

The clinical ladder program is growing. There are 2,622 individuals approved to participate in the 2024 program. What's new this year is a platform that streamlines the approval and application of clinical ladder, which has supported the increasing numbers moving to the end of the year.

Professional shared governance; completion of 9 system-wide reports, including 5 annual retreats, and 18 hospital wide reports released. The nurse residency program has reached the milestone of 2000 enrollments citywide. There is a residency program hosted by the Mayor's Office. Our program is about 30% participation Citywide. Thirty-one cohorts have graduated to date. There are 8 cohorts active. Every three months, four times a year, a new cohort is launched. The mentorship program is being relaunched. This program is aimed at keeping talent in our System.

Emergency Department and Intensive Care Unit nursing fellowship has begun.

This is a nurse residency program that has been successful. The nurse fellowship program and the critical care fellowship program are different from the nurse residency program, these are specialized to practice programs that support nurses after orientation. Orientation literature is not enough, it is supplemented by residency and fellowships that engage our nurses to stay on for more than 12 months and beyond.

The Board commended Dr. Cineas on the accomplishments.

CHIEF INFORMATION OFFICER REPORT

Dr. Kim Keziah Mendez, Senior Vice President and Corporate Chief Information Officer gave highlights of EITS to the committee.

Dr. Mendez presents the updates for EITS, which highlighted upgrades to business and clinical applications, including an epic upgrade in May with minimal downtime. She also mentions the launch of Nuvolo, a biomedical device software, and the inaugural EITS Employee Recognition Award this coming September. EITS is in the process of building out a "Grants Office" for the department and the launch of the "Going Green" initiative.

Dr. Bouton continued the update by sharing a success story of reducing downtime from 45 minutes to 30 minutes, with a focus on best practices from other institutions.

He also highlights the success of Epic's capability and billing insurance, mentioning their Honor Roll recognition and explains that the Honor Roll project is not just about IT infrastructure, but also about patient safety and experience. Dr. Bouton points out the dynamic nature of the metrics and the need to continuously adapt to changing requirements. By improving patient experience through personalized workspaces, online scheduling, and data analytics.

Dr. Katz acknowledged the state of Epic changed drastically over the past 6 and a half years and was impressed that the System made EPIC Honor Roll 2 years in a row. Dr. Allen also made note that the radiology enterprise would not have been possible without the infrastructure support from EITS.

Dr. Bouton discusses personalization of providers' workspaces, making it easier for emergency medicine doctors to access important information quickly. The program aims to provide online scheduling for patients, improve call center efficiency, and standardize metrics across the System. He states that patients with appointment-making capability with HelloWorld/Epic SMS portal improves access rate and reduces no-show rate. As part of the presentation, Dr. Bouton references EITS strategic pillars of financial stability, quality and outcomes. Aside from the recognition from Epic, participations in the Honor Roll is tied to the System's priorities.

Dr. Bouton discuss challenges with appointment reminders, personalization, and provider specific settings in healthcare systems. Part of the challenges includes the copy-and-paste functionality within electronic health records and changing the culture within medicine.

Dr. Katz made an acknowledgment of Dr. Mendez return to nurse practitioner as part of the Employee Health Department on a part-time basis.

Dr. Katz discusses his concerns of the use of copy and paste in medical notes, with Dr. Bouton agreeing that it is unnecessary to copy and paste information that is already in the notes. He explains that while the practice of copying and pasting information is common in the U.S., it is not necessary and can lead to errors. Epic will be implementing a feature called Copy Forward to address the issue. Although there are efforts being made at other institutions, minimal success has been made to minimize Copy & Paste. Dr. Calamia ended the discussion in agreement that there is a need for education and shift in culture and no further questions from the Board.

METROPLUS HEALTH PLAN, INC.

Talya Schwartz, MD, President and CEO, MetroPlus Health Plan, presented to the committee, a full report is included in the materials, with the following highlights -

Dr. Schwartz provide an update on the State budget that has direct impact in the health insurance industry. She started with the Quality pool funding, the majority of the funding goes to the providers and supports the infrastructure on the provider side to comply and improve the quality measures. The quality fund has been significantly cut by half of what it was originally. In addition, across the board, there was a plan rate reduction of 1%, which impacts the bottom line for Medicaid and for plans that are in risk arrangement with providers.

The new MCO Tax, is to pull in some of the Federal funds to New York State that would apply to Medicaid, Child Health Plus, Essential Plan, and Qualified Health Plan as well as commercial coverage. Other States are also using the MCO Tax, it is also used as a stability fund. Funds are rerouted into the quality pool, if the MCO tax require CMS approval. There are multiple steps until it comes to fruition. If it does come to fruition, it is important and we are in support to make sure it will fund the stabilization fund.

Questioned raised by the Board; *has it been approved in other States? Dr. Schwartz replied, yes it has been approved in other states that have tried it.*

Fiscal Intermediary, is a huge shift in the industry. There are approximately 600, fiscal intermediaries in New York State. They are the operational financial arm of CDPAS, the State is looking for a way to cut significant expenses in the personal care and long-term care. They quote 1200% increase spent in long-term care. The State is curtailing some of the spend from 600 to one with some subcontractors. They will determine the payment that will be going to agencies. Right now there is variabilities between the different plans with this shift. There is going to be one rate that is funded by the State. In this situation the plans will become a pass through, they will be passing the funds from the State to the selected financial intermediary. The plans will administer the electronic visit verification, that is to prevent fraud and abuse.

Continuous Medicaid and Child Health Plus, eligibility for children zero to six currently parents of these children have to recertify every year, if the financial situation of the family remains the same they do not need to recertify. From our experience we are losing approximately 15% to 20% of membership because of the lack of successful recertifications.

On the Essential plan, the long-term support services, some of the services are available now, and some depend on the FPL, will potentially become available January 2026.

Authorization for new qualified health plans subsidy; in April EP eligibility increased from 200% to 2350%. What this means is a subset of the population that was sitting in QHP now became eligible for free health insurance. The remaining individuals in QHP and other plans are now expected to have higher expenses with this shift. The State is trying to compensate for this. There are additional eliminations of out-of-pocket for this population specifically related to type 2 diabetes treatment. If we offer more allowances for paying of out-of-pockets, what is going to happen to the premium.

There is an attempt to expand the subsidies. We have seen what the plans have submitted to DFS, not what was approved, only what was submitted. On average for the New York State there is going to be an increase of 16% in premium and 24% to 25% for QHP, this is high, the subsidies are necessary.

MetroPlus offers medically tailored meals. There are 3 different food programs. The medical tailored meals are part of the Medicaid benefit package for eligible individuals. There are approximately 1,500 members who receive the medically tailored meals, this is in collaboration with the vendor, Gods love We Deliver. Ninety five percent of the members who were surveyed expressed satisfaction with the program. Ninety four percent of the members felt that the meals assisted them with managing their disease. The program has been in place for 2 years. Measuring of the financial impact has not been done yet. The analytical impact will be run and brought back to the Committee.

There is a peer to peer mentor program for members who live with diabetes. An independent vendor did the analysis on this program. They looked at the data to see whether the program is effective. Members that are living with controlled diabetes and uncontrolled. The members work with there peers on other issues that impact them not, only diabetes. From this program, 70% of enrolled members showed improvement with their diabetes control, which resulted in a reduction in their A1C. In 2023, the averaged A1C reduction was 1.3%, since 2020 over 500 members had at least a 2% or greater reduction in there A1C.

Among almost 1600 members that were enrolled in 2023, many social determinants of health were identified and addressed, 28% referred for food insecurity, and 7% were referred for housing issues, (most for homelessness.)

The 2024 spring campaign is to bring brand awareness. The campaign was increased when the EP eligibility went from 200% to 250%, to capture those additional individuals. The goal is for people to go to the website, look at options, and enroll. Since the campaign was launched, there is was almost a 50% increase to the new visitor's site. The organic search is up 40%, and they are seeing a significant increase into the ACD line, where there are the live sales reps.

There is an incredible collaboration with Elmhurst. Elmhurst have over 24,000 members. A lot of the enrollment is happening in the hallways of the hospitals. Since the entire branding has changed, the space where the staff engage with the members, has been update. Lincoln is another hospital that has agreed to have space worked on as well. As other hospitals are interested, it will continue to be done throughout the System.

Questioned raised by the Board; *CDPAP program is where individuals are authorized to provide their own care, how are they selects? Dr. Schwartz responded; The member selects whoever they want, it can be a family member or a friend, whoever they are comfortable with. The point of the CDPAP was a lot of people who needed assistance with daily living activities who did not feel comfortable with a stranger taking care of them, and they were refusing care. How does the electronic verification work? It is to check in that you are at the location that you are supposed to be. This was implemented because there were circumstances where the services were not provided and the fees were paid.*

There being no further business, the meeting was adjourned 10:10AM.

Strategic Planning Committee Meeting - June 10, 2024

As Reported by: Freda Wang

Committee members present: Sally Hernandez-Piñero, Dr. Mitchell Katz, Karen St. Hilaire representing Dr. Jose Pagán

Freda Wang, called the June 10th, 2024 meeting of the Strategic Planning Committee (SPC) to order at 10:54 am.

Ms. Wang noted for the record that according to the By-Laws - *Section 14, Committee Attendance, if any member of a standing or special committee of the Board will not be present at a scheduled committee meeting, the member may ask the Chair of the Board to request that another Board member, not a member of that committee, attend the scheduled meeting and be counted as a member for purposes of quorum and voting:*

Dr. Jose Pagán has authorized Molly Wasow-Park, represented by Karen St. Hilaire, be counted for the purposes of quorum and voting on his behalf.

Ms. Wang called for a motion to approve the November 20, 2023 minutes of the Strategic Committee meeting.

Upon motion made and duly seconded the minutes of the November 20, 2023 Strategic Planning Committee meeting was unanimously approved.

INFORMATION ITEMS

Laura Atlas, Senior Director, External and Regulatory Affairs presented on the Government Affairs Overview updates that are affecting our System's performance.

City Update

Ms. Atlas reported that we have begun to learn about the budgets allotted to our facilities, and that we do not anticipate any more changes.

State Update

Ms. Atlas reported that the State has passed over 800 bills, since January, the majority of which were passed within the last week. The Governor has until the end of the year to act on these bills. We will continue to advocate throughout the year to make sure our priorities can be met. There were workforce bills, which we advocated for, that were passed by both Houses. This included a bill allowing licensed creative arts therapists to bill for Medicaid, a bill allowing PA's to serve as Primary Care doctors for the purpose of Medicaid managed plans, changes to the PA scope of practice, and aligning supervision requirements for Radiologic Technologists who administer intravenous contrast media within the National standards. The State budget resolved this spring in a positive place for us. The Medicaid rate was increased, there is a partial refill of managed care quality pools, and unfortunately there remains a Capital cut that we are continuing to work with our other partners and Hospital systems to advocate for ongoing enhancements to Medicaid.

Federal Update

Ms. Atlas reported that Congress continues to debate appropriation's priorities for FY-25, which will begin on October 1st. Health & Hospitals submitted several congressionally directed spending requests.

Dr. Eric Wei, Senior Vice President, Chief Quality Officer reported on FY-24 Q3 (Period Comparison: Jan-Mar 2024 compared to Oct-Dec 2023) Performance:

Positive Trends:

Quality and Outcomes

2. Follow-up appointment kept within 30 days after behavioral health discharge: **65.4%** from 63.9% (target: 50%)
3. Hgb A1c control <8: Improved slightly to **70.1%** from 69.8% (target: 67.3%)
4. % Left without being seen in emergency departments (ED): Improved slightly to **5.08%** from 5.15% (target 4.0%)

Care Experience

6. Inpatient care experience - overall rating: **64.46%** from 61.91% (target: 66.3%)
8. MyChart Activations: **56.2%** from 50% (slightly below target of 60%)

Culture of Safety

18. Total Wellness Encounters: **1,904** from 1,274 (target: 600)

Access to Care

15. Unique Primary Care Patients: **416,516** from 415,351 (target: 405,000)
17. NYC Care: **136,876** from 126,585 (remains better than target of 100,000)
16. # of e-consults: **113,813** from 103,385 (better than target of 95,100)

Financial Sustainability

11. % MetroPlus medical spend at NYC Health + Hospitals: **46.6%** from 43.3% (target: 45%)
12. Total A/R days per month: **40.9 days** from 42.2 days (target: 45 days)
14. Enterprise Data Center Migration progress
 - **As of December 2023, 100%** of the overall data center initiative is complete (achieving target of 100%)
 - **Timeline was 5/2021-12/2023**

Stable Trends:

Care Experience

7. Ambulatory care experience - Recommended provider office: **Remained about the same at 86.83%** from 86.12% (very close to target: 87.0%)

Financial Sustainability

9. Patient Care Revenue/Expenses: **Remained about the same at 73.1%** from 73.8% (target: 65%)
10. % of Uninsured patients enrolled in health insurance coverage or financial assistance: **Remained about the same over the past 6 months, at 71%** (below target of 90%)

Negative Trends: (better than or close to target)

Quality and Outcomes

1. Post-Acute Care (PAC): All Cause Hospitalization rate: **2.4 per 1,000 care days** (target: 1.6 per 1,000 care days)

Financial Sustainability

13. PAC Total AR days: **48 days** from 45 days (better than target of 50 days)

Equity Measures:

Racial & Social Equity Measures

19. % of New Physician Hires being underrepresented minority (URM), as follows:

Category	Jan-Mar 2023	Apr-Jun 2023	July-Sept 2023	Oct-Dec 2023	Jan-Mar 2024
Women	19.9%	24.4%	24.7%	11.3%	10.0%
Non-Binary	0%	0%	0%	0%	0%
Asian	11.0%	9.3%	14.0%	6.5%	5.1%
Black or African American	4.4%	4.1%	4.7%	2.0%	0.8%
Hispanic or Latino	3.8%	1.9%	3.9%	1.1%	0.8%
American Indian or Alaska Native	0.3%	0.3%	0.1%	0%	0.1%
Native Hawaiian or Other Pacific Islander	0%	0%	0%	0%	0%
Unknown	10.2%	24.5%	14.6%	5.9%	7.0%

20. # of Equity Lenses Applied to Performance Improvement (PI) Projects with Data:

- FY24 Q2 (October-December 2023): **85** (above target of 40)
- FY24 Q3 (January-March 2024): **51** (Note: this contains **partial data only** and will be updated in the next reporting quarter)

COVID-19 Metrics:

Metric	FY24 Q2 (Oct-Dec, 2023)	FY24 Q3 (Jan-Mar, 2024)
■ % of Occupied Beds**	76%	78%
■ % of COVID-19 Occupied Beds*		
■ # of COVID-19 Therapies – Oral Antivirals*		
■ # of COVID-19 Therapies – Infusion Treatments*		

Covid-19 metrics have all been retired as of this report, given that there is no longer a need to track these data points, with the acute phase of the pandemic having ended.

FOLLOW-UP ITEMS:

- The Committee expressed an interest in seeing more of a breakdown, taking in consideration of not clean beds, than narrowed metrics on the Occupancy dashboard.
- The Committee expressed an interest in seeing how frequently telemedicine is being used across the System.

Ms. Wang thanked the presenters.

There being no old business, nor new business, the meeting was adjourned at 11:32 am.

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.

Mitchell H. Katz, MD

NYC HEALTH + HOSPITALS - PRESIDENT AND CHIEF EXECUTIVE OFFICER

REPORT TO THE BOARD OF DIRECTORS

June 27, 2024

**NYC HEALTH + HOSPITALS' FACILITIES RECOGNIZE
JUNETEENTH AND CELEBRATE PRIDE**

This past Wednesday, June 19, all of our facilities recognized Juneteenth. NYC Health + Hospitals/Elmhurst held a celebration and read the Emancipation Proclamation, while NYC Health + Hospitals/Gotham Health participated in the 15th annual Juneteenth New York celebration at Linden Park in Brooklyn. The Bronx District Attorney Darcel Clark was the keynote speaker at NYC Health + Hospitals/Lincoln's Juneteenth event.

This Sunday, June 30 is the annual Pride March in Manhattan. More than 100 employees representing the health System will march down Fifth Ave; however, our sites around the five boroughs have been celebrating Pride throughout the entire month. As examples, NYC Health + Hospitals/Carter's Therapeutic Recreation team held a drag show for its residents, patients, and staff, while NYC Health + Hospitals/Sea View held a pride walk around its campus.

**18 NYC HEALTH + HOSPITALS FACILITIES EARN "LGBTQ+ HEALTHCARE EQUALITY
LEADER" DESIGNATION IN HEALTHCARE EQUALITY INDEX**

Earlier this month 18 NYC Health + Hospitals facilities earned their "LGBTQ+ Healthcare Equality Leader" designation from the Human Rights Campaign Foundation (HRC). The designation was awarded in the 16th iteration of HRC's Healthcare Equality Index (HEI). A record 1,065 healthcare facilities actively participated in the HEI 2024 survey and scoring process. Of those participants, 384 received the top score of 100, earning the "LGBTQ+ Healthcare Equality Leader" designation. NYC Health + Hospitals/Lincoln received a special highlight in the Human Rights Campaign Foundation's report as being one of only 10 HEI-participating facilities nationwide (of 1,065 in total) where staff completed 5,000 or more hours of training in LGBTQ+ patient-centered care during the HEI 2024 survey period—an outstanding achievement.

In 2011, NYC Health + Hospitals became the first public healthcare system in the United States to mandate a Cultural Competence Training program for staff. The health System continues to offer all staff training sessions, including its monthly systemwide Achieving Health Equity for LGBTQ+ People training.

NYC HEALTH + HOSPITALS ANNOUNCED A COMPREHENSIVE THREE-YEAR PLAN TO ENHANCE ITS BEHAVIORAL HEALTH SERVICES

The health System detailed a comprehensive three-year plan to strengthen and expand its behavioral health services in a new report, *Behavioral Health Blueprint: Turning Crisis into Opportunity*. As the largest provider of behavioral health in New York City, NYC Health + Hospitals has identified six core strategies for the three-year period between 2024 and 2026 that will guide its efforts to restore and maximize inpatient capacity; expand access to outpatient services; increase services for special populations; enhance social work, care management, and peer services; prevent violence and increase safety; and build the behavioral health workforce. These efforts are funded in part with \$41M through the Behavioral Health Centers of Excellence, a New York State investment to rebuild, develop, and enhance core acute and outpatient behavioral health services, targeting high risk individuals enrolled in New York State Medicaid Managed Care. Additional funding includes Opioid Settlement Funding as well as City, State, Federal, and philanthropic funds.

US NEWS & WORLD REPORT NAMES NYC HEALTH + HOSPITALS/ELMHURST A "REGIONAL HOSPITAL FOR EQUITABLE ACCESS"

NYC Health + Hospitals/Elmhurst was named by U.S. News and World Report as a "Best Regional Hospital for Equitable Access" for its success as a high performing hospital providing excellent care to patients in underserved communities. The hospital is one of only 53 hospitals in the country recognized for this honor and the only one in New York State. NYC Health + Hospitals/Elmhurst met a number of qualifications to make the U.S. News list, including having 40% or more of its patients from a community of greater socioeconomic deprivation, serving 20% or more racial/ethnic minorities, and serving 20% or more Medicaid patients. In order to help meet the needs of this patient population, the hospital collaborates with community organizations through partnerships that connect healthcare with essential systems such as legal aid, foster care, public housing, shelters, and food assistance. Elmhurst Hospital also screens patients using a variety of tools, including information and data gathered through patient visits, social work counseling sessions, and a web-based platform tracking social determinants of health, to help identify and better address their needs.

MODERN HEALTHCARE RECOGNIZES TWO HEALTH SYSTEM LEADERS AS "50 MOST INFLUENTIAL CLINICAL EXECUTIVES"

Senior Vice President and Chief Medical Officer Machelles Allen, MD and MetroplusHealth's President and Chief Executive Officer Talya Schwartz, MD, were among the honorees of Modern Healthcare's '50 Most Influential Clinical Executives' recognition list of 2024. The honorees were selected by the prominent health care industry publication for bringing their unique expertise and critical insight to their roles, incorporating strategies that help patients across the health System lead longer, healthier lives. Established in 1976,

Modern Healthcare is a prominent publication focused on health care business and policy news, research, and information.

20 NEW WELLNESS ROOMS OPEN TO SUPPORT EMPLOYEE'S WELL-BEING

Just yesterday, Wednesday, June 26, the health System announced the completion of 20 new wellness rooms where staff can decompress during the workday. The million-dollar project, funded primarily through philanthropic dollars, was designed by WXY Studio and took two years to complete. The newly renovated lounges include high quality furniture, soothing lighting elements, artificial plants, aesthetic enhancements such as wall graphics and decals, and works from the health System's art collection. Additionally, the wellness rooms provide a centralized location for wellness programming, where staff can socialize and connect with colleagues, engage in peer support, learn more about internal and external wellness resources, participate in wellness events, and connect to their own concrete needs. The rooms also provide a space for staff to relax, take a break, and rejuvenate before tending to patient care delivery. The Jeffrey H. and Shari L. Aronson Family Foundation gave a leadership contribution to support the creation of the 20 wellness rooms. Several other donors also contributed to the project, including the Ira W. DeCamp Foundation and The George Link, Jr. Foundation.

METROPLUSHEALTH ENHANCES ITS PROVIDER DIRECTORY FOR PATIENTS

MetroPlusHealth is spearheading a significant initiative to enhance its provider directory, a key resource that empowers patients to find doctors and make well-informed health care decisions. This initiative is part of a commitment to delivering exceptional patient experiences and ensuring seamless access to quality care.

Unprecedented User Engagement: The recent overhaul of the metroplus.org tool has transformed the user experience. Enhancements include optimizing language with colloquial text, creating clear search functionality, introducing map treatment with Google Maps and much more. The impact has been remarkable. In just one month, user engagement skyrocketed, with users increasing their time spent on the tool by 17 times, averaging nearly 7 minutes exploring our enhanced directory. This surge in engagement underscores the value and usability of the improved tool.

Ensuring Accurate and Reliable Information: Up-to-date provider information is critical for connecting patients with the providers in a timely fashion. MetroPlusHealth is dedicating substantial resources to assure the Provider Directory is as current as possible. By reflecting precise and current information in the directory, MetroPlusHealth can ensure members effortlessly find the right providers and services at the right locations.

Incentivizing Provider Participation: To maintain the highest standards of information accuracy, MetroPlusHealth launched a financial incentive program for qualified providers. In this program, via a third-party vendor, we proactively verify that the information displayed to our members remains current. This is a never-ending endeavor since information changes regularly for the provider network, but this step will ensure the information remains fresh and useable.

TWO HEALTH SYSTEM EXECUTIVES RECEIVE

JOAN H. TISCH COMMUNITY HEALTH PRIZE

NYC Health + Hospitals/Elmhurst CEO Helen Arteaga-Landaverde, MPH, PHD, and Senior Vice President of Ambulatory Care and Population Health Ted Long, MD, MHS, were honored as recipients of the 11th Annual Joan H. Tisch Community Health Prize. The Joan H. Tisch Community Health Prize honors individuals and not-for-profit organizations for distinguished accomplishments in the field of urban public health. The public health System's leaders were recognized for their work leading the City's response to and recovery from the COVID-19 pandemic, as well as Dr. Long's leadership responding to the City's asylum seeker crisis.

MAYOR ADAMS LAUNCHES CARING TRANSITIONS, A SUICIDE PREVENTION PROGRAM, AT BRONX AND QUEENS NYC HEALTH + HOSPITALS FACILITIES

Mayor Adams, NYC Health + Hospitals, and the New York City Department of Health and Mental Hygiene (DOHMH) launched Caring Transitions, a new program to serve youth, aged five through 17, in the Bronx and Queens who are seen in a hospital following a suicide attempt or serious suicidal behavior. This program will engage young people within 24 hours of presentation in the hospital and will follow them through their hospital stay and up to three months post-discharge. Risk for repeated suicide attempts is greatest within the first 30 days after youth leave a hospital, making the time during their hospital stay and immediately after critical to preventing another attempt. The program will also engage families and help connect them to care and to navigate the system to ensure that there is support in the community and in the home. Caring Transitions will be available in Queens at NYC Health + Hospitals/Elmhurst and in the Bronx at NYC Health + Hospitals/Lincoln, Jacobi, and North Central Bronx. Consisting of a multidisciplinary team of social workers, youth and family peer advocates, and a psychiatrist, these teams will work directly with patients on skill development and connections to provide ongoing treatment and support.

NYC HEALTH + HOSPITALS/METROPOLITAN REACHES MILESTONE, PERFORMING 200 GENDER-AFFIRMING SURGERIES

NYC Health + Hospitals/Metropolitan reached a significant milestone this June, performing its 200th gender-affirming surgery on a patient from Bedford-Stuyvesant, Brooklyn. A twenty-nine-year-old patient who is non-binary and uses the pronouns they/them and he/him, underwent

masculinizing top surgery earlier this year. Approximately 80 percent of the gender-affirming surgeries performed at the hospital are masculinizing top surgeries, and approximately 90 percent of the patients are new to the public health care system.

Since NYC Health + Hospitals/Metropolitan began offering gender-affirming surgeries in 2017, they have increased surgical capacity, which has led to reducing the wait-time from consultation to surgery from 8 months to 3 to 4 months. This is often far less time than other hospital systems that offer the life-changing service.

The hospital recently re-opened a comprehensive Pride Health Center, a dedicated space where LGBTQ+, transgender and gender diverse (TGD) patients can access individual care with respect and dignity. The Center serves lesbian, gay, bisexual, transgender, and questioning/queer+ patients as they receive high-quality, culturally competent, respectful care in a dedicated space.

MAYOR ADAMS ANNOUNCES TENTATIVE CONTRACT AGREEMENT BETWEEN CITY, CIR-SEIU, AND NYC HEALTH + HOSPITALS TO BETTER PAY RESIDENTS AND INTERNS

On June 1, Mayor Eric Adams, Office of Labor Relations (OLR) Commissioner Renee Campion, and I announced a tentative five-year and six-month contract agreement with the Committee of Interns and Residents Service Employees International Union (CIR-SEIU) that will provide fair wage increases to more than 2,300 medical interns and residents who work for NYC Health + Hospitals.

We are proud to provide an environment where residents can learn, train, and provide high-quality care to New Yorkers. This contract supports everyone's goals in continuing that effort.

NYC HEALTH + HOSPITALS LAUNCHES SOCIAL WORKER RECRUITMENT CAMPAIGN

The health System launched a new recruitment campaign to encourage social workers to join NYC Health + Hospitals. The health System aims to fill vacant social work positions, including in Medical/Surgical units, Pediatrics, Women's Health, Emergency Rooms, Crisis Intervention and B-HEARD, Acute and Ambulatory Behavioral Health, Primary and Collaborative Care, Correctional Health, Virtual ExpressCare, and Post-Acute Care. The \$250,000 campaign is in English and Spanish and can be found in subway cars, on bus shelters in neighborhoods with social work schools, near NYC Health + Hospitals facilities, on social media, and promoted on Google Search.

HEALTH SYSTEM RECEIVES HYPERTENSION INNOVATOR AWARD FROM US DEPARTMENT OF HEALTH AND HUMAN SERVICES

For the third time, the US Department of Health & Human Services recognized NYC Health + Hospitals with a Hypertension Innovator Award. The health System is one of 11 health systems in the nation to achieve this recognition. The Award recognizes innovative approaches to preventing future health complications that affect women who

develop hypertension during pregnancy. NYC Health + Hospitals was recognized for its success in expanding its Hypertension Treat to Target program, a primary care-based hypertension management program, to the obstetrics department at three of its hospitals, starting with NYC Health + Hospitals/South Brooklyn Health in 2018.

Called Life After Hypertensive Disorders of Pregnancy, the program connects women who experienced hypertensive disorders of pregnancy to ongoing health management aimed at reducing their increased risk of heart attack and stroke later in life. Hypertension can persist after delivery; however, this too often goes unrecognized. Optimal blood pressure control was achieved in 92% of the women in the program. Attendance at postnatal primary care visits increased to nearly 50% compared with 15% at the outset of the project. The program has since expanded to NYC Health + Hospitals/Bellevue and North Central Bronx, with plans to expand to the health System's remaining hospitals.

NEW OUTREACH CAMPAIGN INFORMS TAXI AND FOR-HIRE DRIVERS ABOUT 24/7 HEALTH AND MENTAL HEALTH CARE

In late May, the City announced a new outreach campaign to educate and connect the City's taxi and for-hire drivers to services they can access to assist with both physical and behavioral health, including 24/7 consultation through NYC Health + Hospitals' Virtual ExpressCare, as well as a dedicated driver wellness room at TLC's Long Island City offices. The drivers as well as their family members can access these services through a driver wellness website and dedicated helpline.

The service will be tailored to for-hire drivers and their families to help with any immediate concerns while connecting them to ongoing care to improve their long-term overall health and wellness. The initiative is a partnership between the Taxi & Limousine Commission (TLC), NYC Health + Hospitals, and the Mayor's Office of Community Mental Health (OCMH). This partnership is the latest part of a broader, ongoing outreach effort that includes informing drivers of hospital services specifically tailored to them, as well as health fairs at JFK and LaGuardia airports.

MAYOR ADAMS AND NYC HEALTH + HOSPITALS HAIL SUPREME COURT DECISION TO PROTECT PATIENT ACCESS TO ABORTION PILL

Mayor Adams and City health leaders hailed the U.S. Supreme Court's decision to reject an attempt to limit access to the abortion pill mifepristone. NYC Health + Hospitals has a deep commitment to the reproductive freedom of its patients.

In October 2023, NYC Health + Hospitals launched telehealth abortion access through Virtual ExpressCare— becoming the first public health System in the nation to do so. Patients in New York City seeking abortion care can schedule a Virtual ExpressCare appointment to speak with a New York State-licensed health care professional by video or phone, on-demand, for an assessment and counseling. If clinically

appropriate and prescribed, patients will be able to receive a medication abortion kit at their New York City address within a few days. This service is available seven days a week, between 9:00 AM and 9:00 PM, and will provide patients with access to safe, legal abortion care.

SYRA MADAD DHSc, MSc, MCP, CHEP APPOINTED AS HEALTH SYSTEM'S NEW CHIEF BIOPREPAREDNESS OFFICER

NYC Health + Hospitals appointed Syra Madad, DHSc, MSc, MCP, CHEP to the new role of Chief Biopreparedness Officer. In this role, Dr. Madad will lead the systemwide special pathogens team in preparedness, mitigation, response, and recovery efforts. She will oversee the development and implementation of comprehensive biopreparedness strategies and policies to enhance the healthcare System's readiness against biological threats, including emerging and re-emerging infectious diseases.

Dr. Madad will also develop and maintain robust education and training programs for healthcare workers, focusing on screening, enhanced infection control, patient management, and the use of high level personal protective equipment. This also includes overseeing the design and execution of drills, exercises and simulations for healthcare staff to ensure high proficiency in response protocols and procedures related to biological emergencies, such as an exercise last year around the Marburg virus, an Ebola-like disease.

CONGRESSWOMAN GRACE MENG VISITS NYC HEALTH + HOSPITALS/ELMHURST TO COMMEMORATE FEDERAL FUNDING FOR TWO PROJECTS

US Representative Grace Meng visited NYC Health + Hospitals/Elmhurst in the middle of June to commemorate nearly \$2 million in Federal funding she secured for two key projects: the renovation of the hospital's nearly 70-year-old Infectious Diseases Clinic, which received \$1 million, and a new "TMS" (Transcranial Magnetic Stimulation) Suite, which was awarded \$800,000 to help treat patients with depression and other mental health concerns. TMS is a non-invasive procedure that uses magnetic fields to stimulate nerve cells in the brain, offering new hope for individuals struggling with these conditions.

The event included a "wall-breaking" by Meng and hospital officials to kick off the renovations for the Infectious Diseases Clinic, which treated nearly 60,000 patients last year dealing with HIV, tuberculosis, hepatitis, and other conditions, and a ribbon-cutting and tour of the newly-designed TMS Suite. The event also focused on NYC Health + Hospitals/Elmhurst's efforts to support the physical, emotional and mental health needs of patients in one of the world's most culturally and ethnically diverse communities.

NYC HEALTH + HOSPITALS/WOODHULL RECEIVES 2024 QUALITY AWARD

NYC Health + Hospitals/Woodhull received the 2024 IPRO Quality Award for reducing the use of urinary and central line catheters and

achieving six consecutive quarters free of central line-associated bloodstream infections (CLABSIs). The hospital-wide endeavor involved the clinical teams from the inpatient medical, surgical, and critical care units. During daily interdisciplinary rounds, the team assessed each case where a central line or urinary catheter was in use and whether an alternative could be used instead, contributing to the prompt removal of these invasive devices as soon as they were no longer clinically required. The interventions led to increased team communication, improved collaboration, and decreased use of central line and urinary catheters, which in turn resulted in an overall reduction of central line-associated infections.

RESPONDING TO THE HUMANITARIAN CRISIS – SERVICES FOR ASYLUM SEEKERS

NYC Health + Hospitals continues to play a crucial role in managing the unprecedented arrival of asylum seekers, housing approximately 25,000 people in our 13 humanitarian centers and managing the City's Arrival Center. Since opening in May 2023, the Arrival Center has assisted over 150,000 new arrivals from more than 160 nations, approximately three quarters of the over 200,000 asylum seekers who have come to New York City since the City's response began.

From the moment our efforts began, we have seen thousands of asylum seekers in urgent need of medical attention. At the Arrival Center, we promptly address this need through on-the-spot medical screenings, urgent medical care, behavioral health assessments, and vaccinations. Our healthcare professionals deliver immediate treatment for common ailments, prescribe necessary medications, and, if needed, arrange for more specialized care at our hospital facilities.

Our 13 humanitarian centers continue to ensure that people staying with us, approximately three quarters of whom are families with children, receive humane, dignified care and the services they need to take the next steps in their path for a better life, including medical care, nutrition, language access, mental health support, school enrollment, social programs, and reunification resources. In addition, we continue to work with community partners to support our guests. Our recent donation from the Pajama Program distributed 26,000 pairs of pajamas, ensuring a restful, comfortable sleep for children in our care.

NYC HEALTH + HOSPITALS/KINGS COUNTY CLINICAL UNITS RECOGNIZED WITH BEACON AWARDS FOR EXCELLENCE

The Medical Intensive Care Unit (MICU), Critical Care Unit (CCU), and Neonatal Intensive Care Unit (NICU) at NYC Health + Hospitals/Kings County received Beacon Awards for Excellence from the American Association of Critical Care Nurses (AACN). The MICU and CCU have been bestowed with the prestigious gold-level Beacon Award for Excellence, while the NICU has been granted the esteemed silver-level recognition. The Beacon Award for Excellence symbolizes exceptional

care in a clinical unit prioritizing patients, which looks at patient outcomes, work environment, and nursing workforce.

2024 LGBTQ+ POWER PLAYERS RECOGNIZES HEALTH SYSTEM'S PRESIDENT AND CEO AND METROPLUSHEALTH'S DEPUTY CHIEF MARKETING OFFICER

NYC Health + Hospitals' President and CEO Dr. Mitchell Katz and MetroPlusHealth's Deputy Chief Marketing Officer Ken Louie have been named to the PoliticsNY, amNY Metro, and Gay City News "2024 LGBTQ+ Power Players" recognition list. Both are honored as trailblazing leaders who serve as inspiration for the LGBTQ+ community, and whose impressive achievements shape the lives of countless individuals in New York City and beyond. The 2024 LGBTQ+ Power Players list launched in 2022, and is part of a monthly series by PoliticsNY and amNY Metro on New York's 'Power Players', including business executives, educators, government affairs experts, and nonprofit directors.

NEW SEASON OF FRESH FOOD AT FARMERS MARKETS OUTSIDE OUR FACILITIES

NYC Health + Hospitals launched a new season of farmers markets hosted at its hospitals and community health centers across the City. The farmers markets make it easy for anyone in the community to access fresh, local fruits and vegetables at an affordable price. Various payment options are available to help New Yorkers take advantage of farmers markets, and Fresh Food Box sites, including EBT/SNAP, Senior Farmers Market Nutrition Program (FMNP) coupons, and Women, Infants and Children (WIC) coupons.

CLINICAL LEADERSHIP FELLOWSHIP PROGRAM OPENS APPLICATION PERIOD

NYC Health + Hospitals announced the open application period for the Clinical Leadership Fellowship, a one-year opportunity designed for post-residency graduates interested in administrative roles within the health System. Fellows are assigned to teams within NYC Health + Hospitals' offices of quality, population health, ambulatory care, managed care and patient growth, or medical and professional affairs to acquire hands-on, practical work experience. Their remaining time is spent delivering care in their clinical specialty at a facility within the health System. As part of their participation, fellows will be required to design and lead a quality improvement or population health project at their sponsoring facility. The application deadline for next year's fellowship is September 20, and applications will be accepted on a rolling basis.

NEW MURAL UNVEILED AT NYC HEALTH + HOSPITALS/METROPOLITAN

This week NYC Health + Hospitals unveiled a new mural as part of the Community Mural Project run by the health system's Arts in Medicine department. The mural, *Seasons of Reciprocity* at NYC Health + Hospitals/Metropolitan, was developed by artist Cindy Lozito through a series of focus groups with community members, staff and patients and brought to life at a paint party where the community was invited to paint the mural together. *Seasons of Reciprocity* is one of 7 new murals that will be created this year, adding to 37 murals created at

NYC Health + Hospitals since 2019. The first wave of the Community Mural Project is featured in a new book, *Healing Walls: New York City Health + Hospitals Community Mural Project 2019-2021*. This and other murals at NYC Health + Hospitals can be viewed on the free Bloomberg Connects app. The Community Mural Project is made possible through the support of the Laurie M. Tisch Illumination Fund.

NYC HEALTH + HOSPITALS/GOTHAM HEALTH, MORRISANIA INSTALLS NEW BONE DENSITY SCANNER AND 3D MAMMOGRAM MACHINE

This past May, NYC Health + Hospitals/Gotham Health, Morrisania installed a new bone density scanner and a state-of-the-art 3D mammogram machine in its Radiology Department. The state-of-the-art equipment allows Gotham Health to provide the highest standard of care in the Bronx.

The new bone density scanner, known as DEXA (dual energy X-ray absorptiometry) offers a high-quality bone density assessment, providing precise measurements of segmental body fat and muscle distribution. This advanced diagnostic tool is invaluable for evaluating the risk of bone fracture and bone loss (osteoporosis). The new 3D mammography machine, also known as breast tomosynthesis, revolutionized breast cancer detection. By capturing multiple images of the breast from different angles, it delivers a more detailed and accurate representation of breast tissue. This advanced machine offers cutting-edge breast cancer detection while ensuring a more comfortable experience for patients.

NYC HEALTH + HOSPITALS/ELMHURST RECEIVES A DONATION OF 22 PAINTINGS

Katie Yamasaki, an award-winning children's book author, illustrator, and muralist, donated 22 paintings to NYC Health + Hospitals/Elmhurst from her series, *Pintando Postales*. The portraits have been installed in NYC Health + Hospitals/Elmhurst's inpatient Adolescent Behavioral Health unit, serving children ages 10 to 17.

Formerly a NYC public school art teacher, Yamasaki has devoted the past 25 years of her career to using art as a bridge for connection. Her *Pintando Postales* portrait series documents correspondence between Yamasaki's students at the New York City Public School for Dance and those in Santiago de Cuba, whom exchanged postcards messages to share, through their own words and images, what life is like in their respective cities. The works were exhibited at 2007 exhibition at the Galería Oriente in Santiago de Cuba and 2009 at the Brooklyn College, New York.

EXTERNAL AFFAIRS UPDATE

City: City Council has been negotiating the FY-25 executive budget with the Mayor's Office ahead of the July 1st deadline. We anticipate that the budget agreement will be reached on-time.

State: The NYS Legislative session concluded earlier this month on June 8th. While 17,715 bills were introduced this year, 1,834 bills

passed either house, and 805 bills passed both houses. All the bills that passed both houses must be delivered to and acted on by the Governor by the end of the year. External Affairs is working with our subject matter experts to determine if the System should be asking the Governor to (1) sign, (2) veto, or (3) amend a bill. Additionally, we are following the outcome of the NYS legislative primaries, which will impact some of our facility representation.

Federal: Congress continues to debate appropriations priorities for FY-25, which begins on October 1st. Senators Gillibrand and Schumer recently submitted their lists of Congressionally-Directed Spending ("earmarks") requests to the Senate Appropriations Committee, which includes many requests for NYC Health + Hospitals. This is the first stage in a very long appropriations process. Health-related projects are not accepted by the House, so our focus remains on the Senate.

Community Affairs: The Council of CABs elected their new Executive Committee for the 9/1/2024 - 8/31/2025 term. The Council of CABs Chair is William Smith from Harlem CAB, the First Vice-Chair is Robin Hogans from Queens CAB, the Second Vice-Chair is Barbara Williams from Woodhull CAB, and the Secretary is Michael Smook from Bellevue CAB.

The Central Council of Auxiliaries met this month to discuss best practices for fundraising and to share upcoming events. Both the CABs and the Auxiliaries will be honored at our annual Marjorie Matthews event on July 18 at NYC Health + Hospitals/Coler. This will be the 20th Annual Marjorie Matthews celebration, and we look forward to seeing them and many of our Board members and facility CEOs there!

CONTRACT DEVIATIONS

Since my last update to you regarding our asylum seeker contracting response, I have approved extensions of leased space at two of the HERRC sites, while we work with the City to transition these sites to City control and management:

- 1760 3rd Avenue, New York, New York for an additional period of 8 months and a not-to-exceed amount of \$12,870,223.
- 37-11 35th Avenue, Astoria, Queens for an additional period of 2 months for a not-to-exceed amount of \$169,192.50.

I would also like to inform you of the following reductions of obligations regarding our operation of HERRC sites:

- Ryerson Hotel which we leased for a term to begin September 15, 2023 at \$2,173,080/month never commenced due to construction delays and was instead rented by the City through HRO.
- 320 West 31st Street which we leased in September 2023 for one year at \$684,475/month was terminated early by us effective December 20, 2023.
- The Wolcott at 4 West 31st Street which we rented from November 2022 through April 30, 2024 at \$997,500/month was terminated by us

January 31, 2024. NYC Department of Homeless Services has also taken over operations at this location.

- The Crowne Plaza JFK at 38-10 135th Avenue, Queens NY which we rented July 11, 2023 at \$2,007,180/month was terminated in April, 2024 is now being leased by DHS.
- Row NYC Hotel at 800 8th Avenue which we leased starting October 12, 2022 at \$5,130,000/month was allowed to expire April 12, 2024 when it was leased by the City through DCAS.
- The Holiday Inn at 99 Washington Street which we rented February 8 through April 30, 2024 at \$2,804,400/month was allowed to expire and was leased by the City through DCAS upon such expiration.
- The Wingate by Wyndham at 38-70 12th Street, Long Island City, which we rented December 15, 2023 for 15 months at \$825,840.00/month has been terminated early by us effective May 15, 2024.

NEWS FROM AROUND THE SYSTEM

- **NY1:** [Arrival Center Announces One-Year Anniversary of Opening](#)
- **Becker's:** [Mayor Adams Announces 1,000+ New Nurses Hired By NYC Health + Hospitals](#)
- **Time Out:** [These murals in front of NYC Health + Hospitals/Metropolitan are turning ugly scaffolding into beautiful art](#)
- **Harlem World:** [NYC Care Program Teams Up With Community Orgs To Enhance Health Access](#)
- **mHealth Intelligence:** [How telehealth is boosting care access among NYC's homeless population](#)
- **NPR:** [A Girl Scouts troop offers hope and 'sisters for life' for migrant children](#)
- **Politics NY:** [Dr. Wei, Dr. Luong, Dr. Chaudhry, Lila Benayoun Named AAPI Power Players](#)
- **STAT News:** [From sewage to safety: Hospital wastewater surveillance as a beacon for defense against H5N1 bird flu](#)
- **Brooklyn Paper:** [South Brooklyn Health honors the 'profound impact' of its nurses during National Nurses Month](#)
- **WNYC:** [Morning Edition with Guests CM Brooks-Powers and Dr. Katz](#)
- **Becker's:** [New York City hospital goes 1 year CAUTI-free](#)

RESOLUTION - 06

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute agreements with each of the vendors: **Proprio LS, LLC, AMN Healthcare Language Services, Inc. (AMN), Birch Language Solutions LLC, Language Line Services, Inc. dba Language Line Solutions, Geneva Worldwide, Inc., American Sign Language Inc. (ALSI), SignTalk, LLC and ALTA Language Services, Inc. for the provision of Medical Interpretation Services** on behalf of the System for an initial period of three-years and two one-year renewal options, exercisable at the discretion of the System, for an amount not to exceed \$126,371,490 over the potential five-year term;

and modifying the prior Board resolution, resolved January 2019, which was for OPI services, by increasing the not-to-exceed amount from \$48,241,516 to \$53,000,000;

and authorizing previous spend for video-remote interpreting services with Language Line Solutions, Inc, CyraCom, LLC, and Stratus Video LLC d/b/a AMN Language Services, for the period of June 1, 2019 through May 30, 2024 in an amount not to exceed \$15,000,000.

WHEREAS, Medical Interpretation vendors provide services that support the System by providing expertise and resources that would be cost prohibitive for NYC Health + Hospitals to deploy; and

WHEREAS, during the term of the contracts resulting from the prior resolution for Medical Interpretation Services, resolved January 2019, which set forth a not-to-exceed amount of \$48,241,516, the System experienced unanticipated increase in demand for language access services, resulting in an unanticipated increase of spend of approximately \$5,000,000; and

WHEREAS, during the term of contracts previously approved by the System’s Contract Review Committee for virtual remote interpretation services, the System provided unanticipated language access services, resulting in an unanticipated increase of spend of approximately \$13,250,000; and

WHEREAS, the Request for Proposals for the provision of Medical Interpretation Services was released on January 10, 2024 through its Supply Chain Services unit, followed by a pre-proposal conference, attended by twenty-four vendors; and

WHEREAS, of the twenty-four vendors that attended the pre-proposal conference, eighteen vendors submitted proposals; and

WHEREAS, in conformance with its procurement operating procedure, the System received and evaluated proposals from eighteen vendors and evaluated such proposals among a diverse evaluation committee; and

WHEREAS, the following eight vendors were selected to receive contract awards: Proprio LS, LLC, AMN Healthcare Language Services, Inc. (AMN), Birch Language Solutions LLC, Language Line Services, Inc. dba Language Line Solutions, Geneva Worldwide, Inc., American Sign Language Inc. (ALSI), SignTalk, LLC and ALTA Language Services, Inc.; and

WHEREAS, the Vice President, Chief Diversity, Equity and Inclusion Officer, will be responsible for the administration of the proposed agreements and shall report to the NYC Health + Hospitals Corporation's Board of Directors on the progress of these agreements, including the amounts spent, approximately one-year after such contracts begin their operations.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "**System**") be and hereby is authorized to execute agreements with each of the eight vendors were selected to receive contract awards: Proprio LS, LLC, AMN Healthcare Language Services, Inc. (AMN), Birch Language Solutions LLC, Language Line Services, Inc. dba Language Line Solutions, Geneva Worldwide, Inc., American Sign Language Inc. (ALSI), SignTalk, LLC and ALTA Language Services, Inc. for Medical Interpretation Services on behalf of the System. The initial term shall be three-years and two one-year renewal options, solely exercisable by the System. The total contract value shall not exceed \$126,371,490 over the potential five-year term;

and modifying the prior Board resolution, resolved January 2019, which was for OPI services, by increasing the not-to-exceed amount from \$48,241,516 to \$53,000,000;

and authorizing previous spend for video-remote interpreting services with Language Line Solutions, Inc, Cyacom, LLC, and Stratus Video LLC d/b/a AMN Language Services, for the period of June 1, 2019 through May 30, 2024 in an amount not to exceed \$15,000,000.

**EXECUTIVE SUMMARY
RESOLUTION TO AUTHORIZE CONTRACT
WITH
FIVE VENDORS**

OVERVIEW The purpose of these agreements is to provide Medical Interpretation Services.

PROCUREMENT The System undertook an RFP to procure vendors to provide Medical Interpretation Services. Eighteen vendors provided proposals. After evaluation, the following eight vendors were selected to provide services: Proprio LS, LLC, AMN Healthcare Language Services, Inc. (AMN), Birch Language Solutions LLC, Language Line Services, Inc. dba Language Line Solutions, Geneva Worldwide, Inc., American Sign Language Inc. (ALSI), SignTalk, LLC and ALTA Language Services, Inc.

NEED Medical Interpretation Services support NYC Health + Hospitals' by providing expertise and resources that would be cost prohibitive for NYC Health + Hospitals to deploy internally.

TERMS The total not-to-exceed cost for the five-year contract is \$126,371,490.

MWBE Each scope of work will be self-performed by the awarded vendors as assigned. Accordingly, no goal was set on this solicitation (Birch Language Solutions is a certified MWBE).

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

From: Irmali Rivera-Bazan
Associate Counsel
Office of Legal Affairs

Irmali Rivera-Bazan
Digitally signed by Irmali Rivera-Bazan
Date: 2024.07.18 11:25:21 -04'00'

Re: Vendor Responsibility, EEO and MWBE status for Board Review of Contracts for Interpretation Services

Date: July 18, 2024

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE:

<u>Vendor Name</u>	<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Propio LS, LLC	Approved	Pending	N/A
AMN Healthcare Language Services, Inc. (AMN)	Pending	Pending	N/A
Birch Language Solutions LLC	Approved	Pending	Certified MWBE
Language Line Services, Inc. d/b/a Language Line Solutions	Approved	Pending	N/A
Geneva Worldwide, Inc.	Approved	Pending	N/A
American Sign Language Inc. (ALSI)	Approved	Pending	N/A
SignTalk, LLC	Approved	Pending	N/A
ALTA Language Services, Inc.	Approved	Pending	N/A

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

Application to Award Contracts for - Medical Interpretation Services:

Over-the-Phone Interpretation (OPI)

Video-Remote Interpretation (VRI)

On-Site Interpretation (OSI) Spoken Languages

On-Site Interpretation (OSI) Sign Languages

Language Proficiency and Interpreter Skills Assessment

Executive Committee Meeting July 25, 2024

Ivelesse Mendez-Justiniano, Chief Diversity, Equity & Inclusion Officer
Cristina Ponsell, Director of Language Access & Support Services
Office of Diversity, Equity, & Inclusion

For Executive Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute agreements with each of the vendors: Proprio LS, LLC, AMN Healthcare Language Services, Inc. (AMN), Birch Language Solutions LLC, Language Line Services, Inc. dba Language Line Solutions, Geneva Worldwide, Inc., American Sign Language Inc. (ALSI), SignTalk, LLC and ALTA Language Services, Inc. for the provision of Medical Interpretation Services on behalf of the System for an initial period of three-years and two one-year renewal options, exercisable at the discretion of the System, for an amount not to exceed \$126,371,490 over the potential five-year term with a usage review in 1 year;
- and modifying the prior Board resolution, resolved January 2019, which was for OPI services, by increasing the not-to-exceed amount from \$48,241,516 to \$53,000,000;
- and authorizing previous spend for video-remote interpreting services with Language Line Solutions, Inc, Cyracom, LLC, and Stratus Video LLC d/b/a AMN Language Services, for the period of June 1, 2019 through May 30, 2024 in an amount not to exceed \$15,000,000.
 - Prior approval for VRI did not meet the board approval threshold.
 - the Vice President, Chief Diversity, Equity and Inclusion Officer, will be responsible for the administration of the proposed agreements and shall report to the NYC Health + Hospitals Corporation’s Board of Directors on the progress of these agreements, including the amounts spent, approximately one-year after such contracts begin their operations

Background

- Language services are a requirement under various laws & regulatory bodies
 - i.e. Affordable Care Act, Section 1557; National CLAS Standards, HIPAA, Americans with Disability Act, Civil Rights Act, The Joint Commission
- Currently, four interpretation services are offered as well as services to assess and train multilingual staff for interpretation and communicating with patients in a language other than English
 - Over-the-Phone Interpretation (OPI)
 - Video-Remote Interpretation (VRI)
 - On-Site Interpretation (OSI) Spoken Languages
 - On-Site Interpretation (OSI) Sign Languages
 - Language Proficiency and Interpreter Skills Assessment
- In Fiscal Year 2024, the System utilized over 35.5 million minutes of interpretation at a cost of \$24,070,760 for our limited-English proficient (LEP) patients.
- This is an increase of 21% from FY23 with an average growth of 24% each year over the past three years.

Projected Growth in Services

- Increase is due a combination of:
 - Significant increase in demand
 - i.e. increase in number of requests for Spanish from 2020 to 2024
 - 2020: 794,802 requests totaling \$6,584,587
 - 2024: 1,695,884 requests totaling \$14,997,214.47
 - 113% increase in requests and 128% increase in cost
 - Significant increases across all other languages i.e. French and Haitian Creole
 - Increase in use of VRI as an interpretation option
 - OPI Increase between 2019 and 2024 was 62%
 - \$9,728,277.69 in 2019 compared to \$15,719,719.15 in 2024
 - VRI increase between 2019 and 2024 was 2,147%
 - \$305,562.85 in 2019 compared to \$6,865,909.92 in 2024
 - Additional on-demand interpretation equipment available at facilities
 - Heightened staff awareness due to increased staff training
 - Patients educated as to the right to access interpreter services
 - Increase in Telehealth appointments also increased VRI usage

Projected Growth in Services

- Methods to offset overall cost for System
 - Medical Interpreter Skills Training
 - Assessment of multilingual staff
 - Medicaid reimbursement
 - NYS reimburses at \$11 for interpretation that last 8 to 22 minutes, and \$22 for interpretation that is 23+ minutes
 - Reduced cost per minute for OPI/VRI
- New contracts efficiencies
 - Negotiated better contracts
 - i.e. Pricing for VRI and OPI will be much closer than current contracts; Awarded vendors for OPI/VRI will be required to provide equipment at no cost to the System
 - Centralized invoicing process
 - Will allow streamlined process by which to improve monitoring on use vs spend for all scopes
 - Staff within ODEI Language Access team will review all vendor invoices for potential errors, patterns, and track spend
 - Majority of spend will be for OPI and VRI services, which are the primary methods of interpretation services for facility staff

RFP Criteria

- **OPI/VRI Minimum criteria:**
 - 10+ years providing medical OPI and/or VRI
 - Provide at least 250 languages and dialects with high level languages available 24/7 (OPI)
 - Provide at least 35 languages and dialects with Spanish and ASL 24/7 (VRI)
 - Vendors for OPI/VRI must submit proposals for both as the same vendor will be selected
 - Provide automated system for calls (OPI)
 - Three+ staff working on OPI/VRI account including designated liaison as primary
 - 1+ staff member based in NYC
 - Provide an online portal for relevant staff
 - Provide equipment to staff to access OPI or VRI at no additional cost
 - Minimum annual revenue of \$40 million in last year
- **Evaluation Committee:**
 - Associate Director, Language Access; Office of Diversity & Inclusion
 - Director of Patient Relations; Jacobi
 - Director Information Services; EITS
 - Director of HCPPA; Ambulatory Care
 - Clinical Chief and Ambulatory Care Chief Officer; Ambulatory Care
 - Internal Medicine Specialist; Bellevue
- **OSI Spoken and Sign Minimum criteria:**
 - 10+ years providing medical OSI
 - Provide at least NYC Health + Hospitals top 13 languages (spoken)
 - Provide ASL and other sign languages (sign)
 - Be able to provide consecutive and simultaneous interpretation
 - Minimum annual revenue of \$2 million in last year
- **Training & Assessments Minimum criteria:**
 - 10+ years of administering language trainings, language proficiency assessments, and/or medical interpreter skills trainings and assessments.
 - Score tests and/or assessments with human testers and raters who have been trained by said Vendor
 - Minimum annual revenue of \$2 million in last
- **Substantive Criteria**
 - 35% Organizational Capacity
 - 15% Languages Offered
 - 25% Program Plan
 - 15% Cost
 - 10% MWBE for MWBE status year

Overview of Procurement

- 11/14/23: CRC approved an application to issue RFP
- 01/10/24: RFP posted on City Record
- 01/10/24: RFP sent directly to vendor list
- 01/17/24: Pre-proposal conference call; 24 vendors attended
- 02/02/24: Proposal deadline, 18 proposals received
- 02/29/24: Evaluation committee completed scoring, 8 Vendors selected
 - SoS 1 (OPI/VRI): Propio and AMN (primary and secondary)
 - SoS 2 (OSI spoken): Birch Language Solutions, LanguageLine Solutions, and Geneva Worldwide
 - SoS 3 (OSI sign): American Sign Language Inc. (ASLI) and SignTalk
 - SoS 4 (testing & assessments): ALTA
- 04/16/24: Approval from CRC

Vendor Performance

Incumbent Vendor	Performance and Overall Quality Rating Satisfactory
Propio Language Services	Satisfactory in All Areas
AMN	Satisfactory in All Areas
Birch Language Solutions	Satisfactory in All Areas
LanguageLine Solutions	Satisfactory in All Areas
American Sign Language Inc. (ASLI)	Satisfactory in All Areas
SignTalk	Satisfactory in All Areas
ALTA	Satisfactory in All Areas

Vendor Diversity Analysis

- In analyzing the scope of work being procured the Vendor Diversity Team analyzed the prior agreements, discussed each scope of work with the vendors as well as the business owners. It was determined that the pattern and practice of this vendor pool was 100% self-performance of the services through its own staff and for all clients. There were no opportunities found for typical subcontracted work, such as temporary staffing.
- One of the awarded vendors is an MWBE as is being awarded a contract for OSI: Birch Language Solutions, a NYC/NYS certified Asian M/WBE

Executive Committee Approval Request

- Office of Diversity, Equity & Inclusion is seeking approval to award a contract to multiple vendors for each of the four different scope of services to provide interpretation services at a not to exceed amount of \$126,371,490
 - Anticipated contracts start date of October 1, 2024
 - 3 year contract with two one-year options
- Amend the prior board resolution, resolved January 2019, which was for OPI services, by increasing the not-to-exceed amount from \$48,241,516 to \$53,000,000
- Authorizing previous spend for video-remote interpreting services with Language Line Solutions, Inc, Cyracom, LLC, and Stratus Video LLC d/b/a AMN Language Services, for the period of June 1, 2019 through May 30, 2024 in an amount not to exceed \$15,000,000.
 - Prior approval for VRI did not meet the board approval threshold
 - the Vice President, Chief Diversity, Equity and Inclusion Officer, will be responsible for the administration of the proposed agreements and shall report to the NYC Health + Hospitals Corporation's Board of Directors on the progress of these agreements, including the amounts spent, approximately one-year after such contracts begin their operations

RESOLUTION - 07

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.

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

HELMSLEYSPEAR

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", written in a cursive style.

Michael E. Dubin
Executive Managing Director

HELMSLEYSPEAR

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

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

**Executive Committee Meeting
July 25, 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**

- 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.

- 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.

RESOLUTION - 08

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.



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%

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

Executive Committee Meeting July 25, 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

- 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.

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 phase of the project includes:

Department	Current Location	New Location
Nursing Admin & Training	14th Floor	6th Floor
Patient Relations	14th Floor	3rd Floor
EITS	13th Floor	13th Floor C Wing
EITS Imaging Room	13th Floor	1st Floor
Bio Med	13th Floor	Basement 1
Metro Plus	13th Floor	3rd Floor
Hospital Police	13th Floor	1st Floor
Pediatrics Admin	6th floor	4th Floor
Physical Therapy/Occupation Therapy	4th Floor	4th Floor F Wing
Patient Relations	3rd Floor	6th Floor

- Phase 1 (decanting of 3, 4, 6, 13,14) – 20,400 sq. ft
- Phase 2 1st Floor Renovation – 40,000 sq. ft.
- Phase 3 – OTxHU project
 - 13th floor – 10,000 sq. ft.
 - 14th floor – 19,000 sq. ft.
 - 15th floor – 19,000 sq. ft.
 - 16th floor – 19,000 sq. ft.



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 Hispanic/Male	30%
Cardoza Plumbing Corp.	Plumbing	NYC/NYS Hispanic/Female	
Miller Druck Specialty Contracting, Inc.	Tiles	NYC/NYS Non-Minority/Female	
Crescent Building Services, LLC	Painting	NYC/NYS Hispanic/Male	
Architectural Flooring Resource Inc.	Flooring	NYC/NYS Hispanic/Female	
A Tech Electric Enterprises, Inc.	Electrical	NYC/NYS Asian/Female	
Construction Resources Corp of New York	Labor	NYC Non-Minority/Female	

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.
- Funding for this project is included in the CHS capital budget as part of the OTxHU project

- 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.

RESOLUTION - 09

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.

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%

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

**Executive Committee Meeting
July 25, 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

- 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.

- Renovations are needed to optimize the space for improved 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

The project will be completed in multiple phases to prevent disruption of current services.

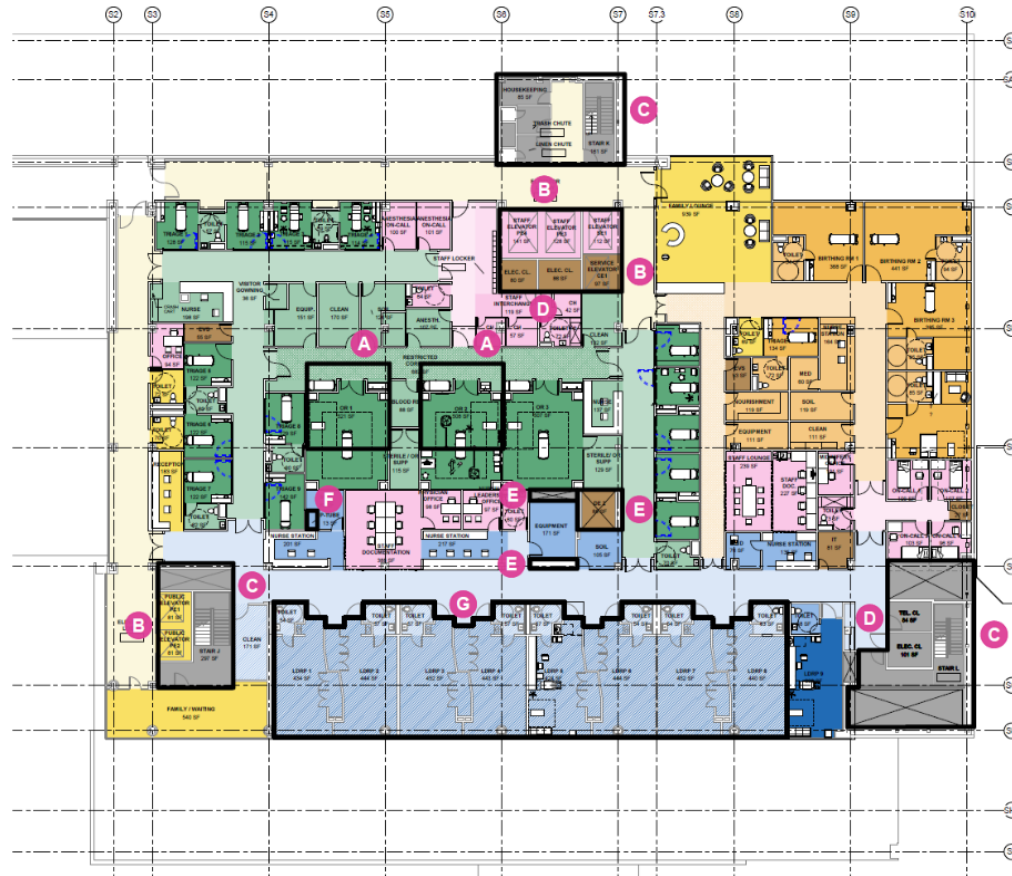
Proposed Future State

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.

- 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

RESOLUTION - 10

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: Approved

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: 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%

**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**

**Executive Committee Meeting
July 25, 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

- 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 %
BTG Contracting LLC	NYC Non-Minority/Female	General Construction/Demolition	35%
Vanguard HVAC Technologies, Inc	NYC/NYS Non-Minority/Female	Piping	
Milad Contracting Corp	NYC/NYS Non-Minority/Female	Electrical	
Total			35%

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
- Project has a higher than normal contingency due to the age of the building and equipment which may result in higher than normal field conditions

- 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