

CAPITAL COMMITTEE
MEETING AGENDA

September 9, 2024
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – July 1, 2024** José Pagán
- **VICE PRESIDENT’S REPORT** Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Leora Jontef**
Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a five-year renewal revocable license agreement with Lori’s Gifts, Inc., (“Lori’s”) for its use of approximately 884 square feet to operate a gift shop on the main floor of the “F Link Building” at NYC Health + Hospitals/Bellevue (the “Facility”) at an annual occupancy fee of \$96,000 or 10% of gross sales, whichever is higher to escalate at 2.75% each year for a five-year total of at least \$507,136.
Vendex: NA
EEO: NA
- **Resolution** **Leora Jontef**
Authorizing New York City Health and Hospitals Corporation (the “System”) to sign a five-year revocable license agreement with Fresh On the Go (“FOTG”) for its use of approximately 500 square feet to operate a food service on the 1st floor of the Main Hospital at NYC Health + Hospitals/Queens (the “Facility”) at an annual occupancy fee of \$27,600 based on \$55.20/SF. to escalate at 2.75% each year for a five-year total of \$145,802.
Vendex: NA
EEO: NA
- **Resolution** **Manuel Saez. PhD**
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with ten architectural and engineering (“AE”) consulting firms (Gensler Architecture, Design & Planning, P.C., LiRo Engineers, Inc., Perkins Eastman Architects, DPC, Moody Nolan Inc., NK Architects, P.A., Lothrop Associate Architects D.P.C., Studio A+T Architects P.C., SBLM Architects P.C., Array Architects, PC., and STV Incorporated) to provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$70,000,000
Vendex: Approved or pending for all vendors.
EEO: Approved or pending for all vendors.
- **Resolution** **Manuel Saez. PhD**
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six MWBE architectural and engineering (“AE”) consulting firms (Moody Nolan Inc., Twine Architectural Studio, P.C., Matiz Architecture PLLC, Zambrano Architectural Design, LLC,

Sabir, Richardson & Weisberg Engineering & Architecture PLLC, and Foit-Albert Associates, Architecture, Engineering & Surveying, P.C.) provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$20,000,000.

Vendex: Approved or pending for all vendors.

EEO: Approved or pending for all vendors

- Resolution** **Manuel Saez. PhD**
 Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six mechanical, electrical, and plumbing (“MEP”) consulting firms (Cameron Engineering & Associates, LLP, Tetra Tech Engineers, Architects & Landscape Architects, P.C., Thornton Tomasetti, Inc., MG Engineering D.P.C., Lizardos Engineering Associates D.P.C., and Loring Consulting Engineers, Inc) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$25,000,000.
Vendex: Approved or pending for all vendors.
EEO: Approved or pending for all vendors

- Resolution** **Manuel Saez. PhD**
 Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with three MWBE mechanical, electrical, and plumbing (“MEP”) consulting firms (Milhouse Engineering and Construction, Inc., Shenoy Engineering, PC, and Jacob Feinberg Katz & Michaeli Consulting Group, LLC) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$5,000,000.
Vendex: Approved or pending for all vendors.
EEO: Approved or pending for all vendors

- Resolution** **Manuel Saez. PhD**
 Authorizing the 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 construct two operating rooms at NYC Health + Hospitals/Kings County Hospital Center for a contract amount of \$5,835,252, with a 10% project contingency of \$583,525, to bring the total cost not to exceed \$6,418,777.
Vendex: Pending
EEO: Approved

- Resolution** **Manuel Saez. PhD**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Ark Systems Electrical Corp. (the “Contractor”), to undertake a generator upgrade project of NYC Health + Hospitals/Woodhull Medical Center for a contract amount of \$11,970,000, with a 15% project contingency of \$1,795,500, to bring the total cost not to exceed \$13,765,500.
Vendex: Approved
EEO: Approved

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

July 8, 2024

Capital Committee Meeting – July 1, 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 12:13 p.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 June 10, 2024 Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on June 10, 2024, were unanimously approved.

VICE PRESIDENT REPORT

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

Mr. Saez stated that all our FY-24 commitments have been finalized and we continue to review our planned commitments for FY-25 to ensure we are on track to meet our target.

This month we are bringing our final Maternal Health Project funded by the Brooklyn Borough President. I want to express again how grateful we are to BP Reynoso.

We just finished the second year with the ACE mentorship program. We had a great second group of high school students who were able to learn about the planning, design, budgeting, construction and sustainability elements of healthcare construction projects from Health + Hospitals point of view.

We completed our Climate Resiliency Plan, a significant milestone towards our commitment to ensure the resiliency of the health System's infrastructure in the face of climate change.

At NYC H+H/Harlem, we recently completed emergency work on the roof of Harlem's Central Sterile area after a leak. Our teams quickly responded to ensure there was no impact to service. Also, at Harlem, the Condenser Riser Project was recently completed.

At NYC H+H/South Brooklyn Health, the new Wellness room opened for staff use.



We have four items for the Committee this month, NYC H+H/NCB Decanting for the OTxHU project, NYC H+H/NCB Boilers, NYC H+H/Kings Maternal Health, and NYC H+H/Elmhurst Lease Agreement.

Ms. Wang asked if the Climate Resiliency Plan could be shared. Mr. Saez said yes.

Deborah Morris read the resolution into the record:

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.

Ms. Morris was joined by Milenko Milinic, Chief Operating Officer, NYC H+H / Elmhurst. They presented summary information on services, anticipated services, logistics and lease terms.

- Ms. Hernandez-Piñero asked if there would be adequate space for the ACT program to function efficiently. Mr. Milinic said yes, after we relocate administrative functions.

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

Mr. Saez read the resolution into the record:

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

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

- Ms. Hernandez-Piñero said she was a bit confused on the movement and locations. Mr. Gonzalez explained that the project would essentially be renovating spaces so that they could accommodate

the relocations. The renovations would be complete so the decanting could commence.

- Ms. Hernandez-Piñero asked what the square footage of the project would be. Mr. Gonzalez said he was unsure, and would get that information, but they did feel it was in alignment to the contract value. Mr. Saez added that it was a considerable amount of space.
- Ms. Wang asked if this was the beginning of the NCB OTXHU program. Mr. Gonzalez said yes, this would be a prerequisite to beginning the OTXHU work.
- Ms. Wang asked if this work was included in the Correctional Health Services budget. Mr. Gonzalez said yes.
- Patricia Yang, Senior Vice President, Correctional Health Services explained how the services would be shifted as the work was complete.
- Ms. Wang said the OTXHU work will not begin until this is complete. Ms. Yang said yes this is the first of a few phases at NCB. The team would then come back before the Committee prior to next steps. She noted that a benefit of this project was infrastructure work for the hospital and renovations to existing locations.
- Ms. Wang noted that the infrastructure work was a benefit. Ms. Yang agreed.

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

Mr. Saez read the resolution into the record:

Authorizing 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.

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, and Geoffrey Gorousingh, Director, NYC H+H/Office of Facilities Development, who narrated a presentation providing

background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

- Ms. Hernandez-Piñero asked about the phasing. Mr. Gorousingh explained that the birthing centers would be completed first, the area would remain open and there would be no disruption to services as the construction was completed.
- Ms. Wang asked how long construction was anticipated to take. Mr. Gorousingh said 3-3.5 years. Ms. Wang asked, are you building in some cushion with the contract term of 5 years. Mr. Gonzalez responded yes but we anticipate completion in 3 years.
- Ms. Wang asked what the orange space in the diagram was. Mr. Gonzalez responded it was the roof, which they would be building above.
- Ms. Wang asked about the "CP Pending" note. Mr. Indar responded that the contract execution was running in parallel and the CP was anticipated to be approved shortly.
- Ms. Wang requested clarification that the contract cannot be executed without that CP approval. Mr. Indar said, correct.

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

Mr. Saez read the resolution into the record:

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

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

- Ms. Hernandez-Piñero noted that there was a 15% contingency for this and asked about useful life for those that were being replaced versus upgrading. Ms. Hadeed explained that there was

additional contingency to account for unforeseen conditions when the equipment was opened up. She noted that only one of the boilers was completely out of commission and that one was being replaced. The others would be refurbished. Dr. Katz explained that useful life does not mean we stop using it. He noted that the it could be difficult to obtain funding for unglamorous infrastructure work.

- Ms. Wang noted that we work magic behind the scenes that keep equipment operable. Mr. Saez agreed.

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 12:31 p.m.

VICE PRESIDENT'S REPORT

Capital Committee Vice President Report September 2024

- This July, we ended Fiscal Year 2024 with some precedent setting success.
- We had an infrastructure commitment target of \$156,234,000 for the fiscal year, and we ended the year with \$159,330,000 committed, a 102% infrastructure commitment rate. The highest commitment rate to date for the H+H/Infrastructure portfolio has been 85%, and we have never exceeded a 100%. Our teams worked tirelessly to ensure that we met and exceeded our commitments so that we continue to receive adequate funding for our crucial capital projects. Reaching this milestone will hopefully allow us to make a stronger case to OMB to increase the allocation of city capital dollars in the coming years for our portfolio.
- Our capital budget and payments team facilitated 619 purchase orders to authorize \$426,515,372 in budget expenditures. Our payments team processed over 3,603 payment vouchers this year, with a total transaction amount of \$376,897,128.
- At NYC H+H/Jacobi, we have started construction on the Building 6 MRI and the 11 East Operating Rooms.
- At NYC H+H/Lincoln we completed the Wellness Room and it currently being used by staff.
- At NYC H+H/Elmhurst, Governor Kathy Hochul generously invested \$27.5 million to expand maternal and pediatric health wings.
- We have five items for the Committee this month, NYC H+H/ Woodhull Generator, NYC H+H/ Kings Operating Room Renovation, Systemwide AE/MEP Services, NYC H+H/ Bellevue License, and NYC H+H/Queens Food.

LICENSE AGREEMENT

LORI'S GIFTS

RETAIL LOCATION

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year renewal revocable license agreement with Lori’s Gifts, Inc., (“**Lori’s**”) for its use of approximately 884 square feet to operate a gift shop on the main floor of the “F Link Building” at NYC Health + Hospitals/Bellevue (the “**Facility**”) at an annual occupancy fee of \$96,000 or 10% of gross sales, whichever is higher to escalate at 2.75% each year for a five-year total of at least \$507,136.

WHEREAS, for over 20 years, Lori’s has operated a gift shop in its current location in the Facility pursuant to concession agreements issued directly by the Facility with the most recent being made in 2014 and calling for an annual occupancy fee of the higher of \$72,000 or 10% of gross sales; and

WHEREAS, during the history of its occupancy, Lori’s has never had gross sales great enough to generate an occupancy fee in excess of the minimum annual payment; and

WHEREAS, the Facility has been happy with Lori’s operation and wishes to have its operations continue; and

WHEREAS, Lori’s sells primarily balloons, cards, and other typical gifts for patients as well as snacks and beverages consistent with the System’s Healthy Beverages standards; and

WHEREAS, the Facility has adequate space to house Lori’s operation; and

WHEREAS, the license will be administered by the Executive Director of the Facility.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign a five-year renewal revocable license agreement with Lori’s Gifts, Inc., (“**Lori’s**”) for its use of approximately 884 square feet to operate a gift shop on the main floor of the “F Link Building” at NYC Health + Hospitals/Bellevue (the “**Facility**”) at an annual occupancy fee of \$96,000 or 10% of gross sales, whichever is higher to escalate at 2.75% each year for a five-year total of at least \$507,136.

**EXECUTIVE SUMMARY
LICENSE AGREEMENT LORI'S GIFTS
BELLEVUE HOSPITAL CENTER**

BACKGROUND: The System seeks authorization to execute a 5-year renewal revocable license agreement with Lori's Gifts Inc. ("**Lori's**") for 884 sq. ft. in which to continue to operate a gift shop on the 1st floor of the Facility's "F Link Building." Previous agreements for Lori's operation have been structured as concession agreements made directly by the Facility.

NEED: Lori's fills a need within the Facility for gifts that visitors can purchase for patients as well as providing a convenient way for staff and visitors to purchase snacks and soft drinks, consistent with the System's Healthy Beverage Initiative.

TERMS: Lori's will pay a minimum annual occupancy fee of \$96,000 or 10% of gross sales, whichever is higher. Additionally, Lori's will pay \$214/month for its use of electricity. These payments represent an increase of more than 30% above the previous rate Lori's was paying. The term of the License will be 5 years and shall be revocable by either party on 90 days' notice.

Year	Value
1	\$96,000
2	\$98,640
3	\$101,353
4	\$104,140
5	\$107,004
Total	\$507,136

**Request to Authorize
License Agreement with
Lori's Gifts for Retail Location at
NYC Health + Hospitals/ Bellevue**

**Capital Committee Meeting
September 9, 2024**

**Marcia Peters, Chief Operating Officer, NYC Health + Hospitals/Bellevue
Leora Jontef, AVP, Real Estate & Housing
Jeremy Berman, Deputy General Counsel
Deborah Morris, AICP, Senior Director, Real Estate & Housing**

Request for Consideration

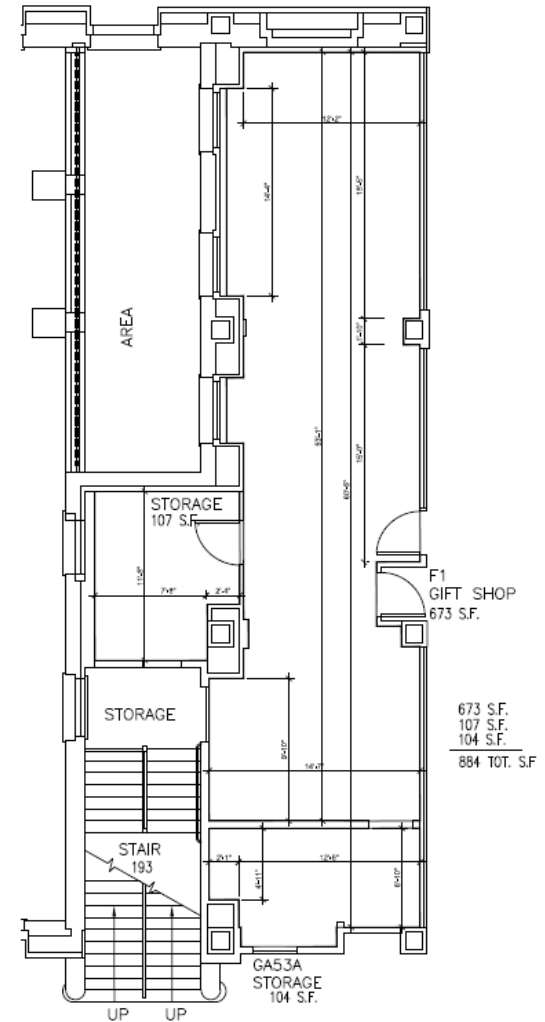
- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year renewal revocable license agreement with Lori’s Gifts, Inc., (“**Lori’s**”) for its use of approximately 884 square feet to operate a gift shop on the ground floor of the “F Link Building” at NYC Health + Hospitals/Bellevue (the “**Facility**”) at an annual occupancy fee of \$96,000 or 10% of gross sales, whichever is higher to escalate at 2.75% each year for a five-year total of at least \$507,136.

Lori's Gifts at Bellevue

- Hospital gift shops provide a valuable service to the healthcare community by offering a convenient location to purchase gifts, necessities, and snacks for visitors and staff
 - Visitors can purchase gifts to comfort and boost morale for patients, including balloons, cards, and personal care items
 - Staff have access to purchase a variety of snacks and healthy beverages consistent with the System's Healthy Beverage Initiative
- Lori's is the nation's largest provider of hospital gift shop solutions
 - Lori's has operated the gift shop at Bellevue for over 20 years
 - The previous concession agreement was issued directly by Bellevue for the same location
 - This agreement expired in May 2020. As this was at the height of the COVID response, the renewal did not occur. They have been operating without an agreement since.

Gift Shop Location

- Located in the F-Link Hallway on the Ground Floor at Bellevue
 - Total: 884 SF
 - Retail Floor: 673 SF
 - Storage Closet: 107 SF
 - Additional Storage: 104 SF



License Terms

- **Term:** Five years, terminable by either party upon sixty days notice without cause

- **Hours of Operation:**
 - Weekdays 6:00 AM to Midnight
 - Weekends 9:00 AM to 8:00 PM

- **Occupancy Fee:** The greater of \$96,000 annually or 10% of gross sales, escalating 2.75% each year, generating at least \$507,136 over the course of five years
 - Represents increase from the previous minimum annual occupancy fee of \$72,000.
 - FMV is not relevant when part of the rent is a percentage of sales

Year	Value
1	\$96,000
2	\$98,640
3	\$101,353
4	\$104,140
5	\$107,004
Total	\$507,136

Request for Committee Approval

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year renewal revocable license agreement with Lori’s Gifts, Inc., (“**Lori’s**”) for its use of approximately 884 square feet to operate a gift shop on the ground floor of the “F Link Building” at NYC Health + Hospitals/Bellevue (the “**Facility**”) at an annual occupancy fee of \$96,000 or 10% of gross sales, whichever is higher to escalate at 2.75% each year for a five-year total of at least \$507,136.

LICENSE AGREEMENT

FRESH ON THE GO

RETAIL FOOD LOCATION

NYC HEALTH + HOSPITALS/ QUEENS

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year revocable license agreement with Fresh On the Go (“**FOTG**”) for its use of approximately 500 square feet to operate a food service on the 1st floor of the Main Hospital at NYC Health + Hospitals/Queens (the “**Facility**”) at an annual occupancy fee of \$27,600 based on \$55.20/SF. to escalate at 2.75% each year for a five-year total of \$145,802.

WHEREAS, in November, 2023, the System’s Board of Directors authorized a five-year license with EveryTable to serve food in 500 SF on the Main Hospital’s 1st floor at the Facility; and

WHEREAS, EveryTable abruptly discontinued operations early this year leaving the Facility without other internal food options; and

WHEREAS, the leadership of the Facility looked for a replacement for EveryTable for more than six months; and

WHEREAS, FOTG was established in 2024 by the principal owners of Andy’s Cafe, which has operated in multiple System facilities including NYC Health + Hospitals/Kings and NYC Health + Hospitals/South Brooklyn; and

WHEREAS, FOTG will offer healthy food options such as a chopped salad bar, pasta bar station, healthy grab & go options, as well as sandwiches; and

WHEREAS, the Facility has adequate space to house FOTG using the exact space as had been intended for EveryTable; and

WHEREAS, the System will not be required to perform any work to outfit the space that FOTG will occupy and FOTG will renovate the space at its expense; and

WHEREAS, the license will be administered by the Executive Director of the Facility.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to sign a five-year revocable license agreement with Fresh On the Go (“**FOTG**”) for its use of approximately 500 square feet to operate a food service on the 1st floor of the Main Hospital at NYC Health + Hospitals/Queens (the “**Facility**”) at an annual occupancy fee of \$27,600 based on or \$55.20/SF. to escalate at 2.75% each year for a five-year total of \$145,802.

**EXECUTIVE SUMMARY
FRESH ON THE GO (“FOTG”)
QUEENS HOSPITAL CENTER**

- BACKGROUND:** The System seeks authorization to execute a 5-year revocable license agreement with FOTG for 500 square feet. in which to continue to operate a food service operation on the 1st floor of the Facility’s Main Hospital Building. In November, 2023, the System’s Board of Directors authorized a five-year license with EveryTable to serve food in 500 SF on the Main Hospital’s 1st floor at the Facility however, EveryTable abruptly discontinued operations early this year leaving the Facility without other internal food options. The leadership of the Facility looked for a replacement for EveryTable for more than six months before finding FOTG.
- NEED:** The Facility currently has no vendor providing food within the Facility. Commercial food options within walking distance of the Facility are limited. The System is committed to improving working conditions for its medical staff and providing healthy and appealing food options conveniently within the building is an important way to deliver on this commitment.
- FOTG:** FOTG was established in 2024 by the principal owners of Andy’s Cafe, which has operated for many years in multiple System facilities including NYC Health + Hospitals/Kings and NYC Health + Hospitals/South Brooklyn. FOTG is a new venture of the principals of Andy’s designed to meet the current demand for healthy food options.
- PROGRAM:** FOTG will prepare the space it will license for the new venture. FOTG has committed to a menu of healthy food options including a salad bar, healthy grab and go items, a pasta bar and sandwiches. The prices on the menu will increase only to keep pace with increases in the cost of living.
- TERMS:** SDI will pay an annual occupancy fee of \$27,600 based on \$55.20/SF. to escalate at 2.75% each year for a five-year total of 145,802. The occupancy fee is the fair market value of the space as assessed by the System’s consultant, Helmsley Spear, in its attached report. The cost of security, utilities, and housekeeping are included in the occupancy fee. The term of the license will be 5 years and shall be revocable by either party on 90 days’ notice.

Year	Price per SF	Total Occupancy Fee
1	\$55.20	\$ 27,600
2	\$56.72	\$ 28,359
3	\$58.28	\$ 29,139
4	\$59.88	\$ 29,940
5	\$61.53	\$ 30,764
Total		\$ 145,802

**Request to Authorize
License Agreement with
Fresh on the Go for Retail Food Location at
NYC Health + Hospitals/ Queens**

**Capital Committee Meeting
September 9 2024**

**Michael Geldert, Associate Executive Director NYC Health + Hospitals/Queens
Leora Jontef, AVP, Real Estate & Housing
Jeremy Berman, Deputy General Counsel
Deborah Helaine Morris, AICP, Senior Director, Real Estate & Housing**

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year revocable license agreement with Fresh On the Go (“**FOTG**”) for its use of approximately 500 square feet to operate a food service on the 1st floor of the Main Hospital at NYC Health + Hospitals/Queens (the “**Facility**”) at an annual occupancy fee of \$27,600 based on \$55.20/SF. to escalate at 2.75% each year for a five-year total of \$145,802.

Current State at Queens

- Convenient food options are important to staff and patient satisfaction
 - Work schedules require access to food on campus
 - Healthy food choices are core to H+H values
 - Cost conscious pricing allows access to all
- NYC Health + Hospitals/Queens is in need of an option to offer employees, patients, and visitors to Queens
 - The previous establishment “Andy’s Cafe” closed November 2023 in order to make room for Everytable.
 - Currently there are no options internally for Queens Hospital, as the previous selected vendor (Everytable) filed for bankruptcy.
- NYC Health + Hospitals/Queens selected Fresh on the Go because:
 - Fresh On the Go was established in 2024 from the principal owners of Andy’s Café, who have several other H+H locations
 - Fresh on the Go’s food tasting with Hospital staff was highly regarded
 - Fresh on the Go’s proposal offers an affordable, culturally-appropriate, and healthy menu at Queens

Background: Fresh On the Go

- Fresh On the Go will offer a culturally diverse and healthy menu at affordable prices for the Queens community:
 - Breakfast, Lunch and Dinner Foods, including kosher/halal options.
 - Hot and Cold Options – eggs, made to order sandwiches, hot soup, pasta, prepackaged salads, salad bar, and daily hot entrees range \$2.50-\$11.00
 - Queens will approve prices changes other than cost of living adjustments.



CHOPPED SALAD BAR

\$8.25 per Pound

Dressings Available:

Country French

Ranch

Thousand Island

Balsamic Vinaigrette

Creamy Caesar

Creamy Italian

Blue Cheese

Olive Oil & Vinegar

FRESH ON THE GO

Lunch

	<u>Price</u>
<u>Side Orders</u>	
Home Fries	\$3.75
Onion Rings	\$4.25
Kidney Bean Salad	\$2.95
Jamaican Beef Patties	\$3.50
Chicken Patties	\$3.50
Potato Knish	\$3.25
All Puddings	\$2.95
Jello	\$2.25
Greek Yogurt	\$3.50
Chick Pea Salad	\$2.95
Potato Salad	\$2.95
Macaroni Salad	\$2.95
Pasta Salad	\$4.95
Fruit	\$1.25
Apple	
Orange	
Banana	
Pear	
<u>Prepackaged Salads</u>	
Tossed Salad	\$3.95
Greek Salad	\$4.95
Chef Salad	\$5.50
Add Grilled Chicken	\$3.95
Add Tuna	\$3.95
Add Chicken Salad	\$3.95

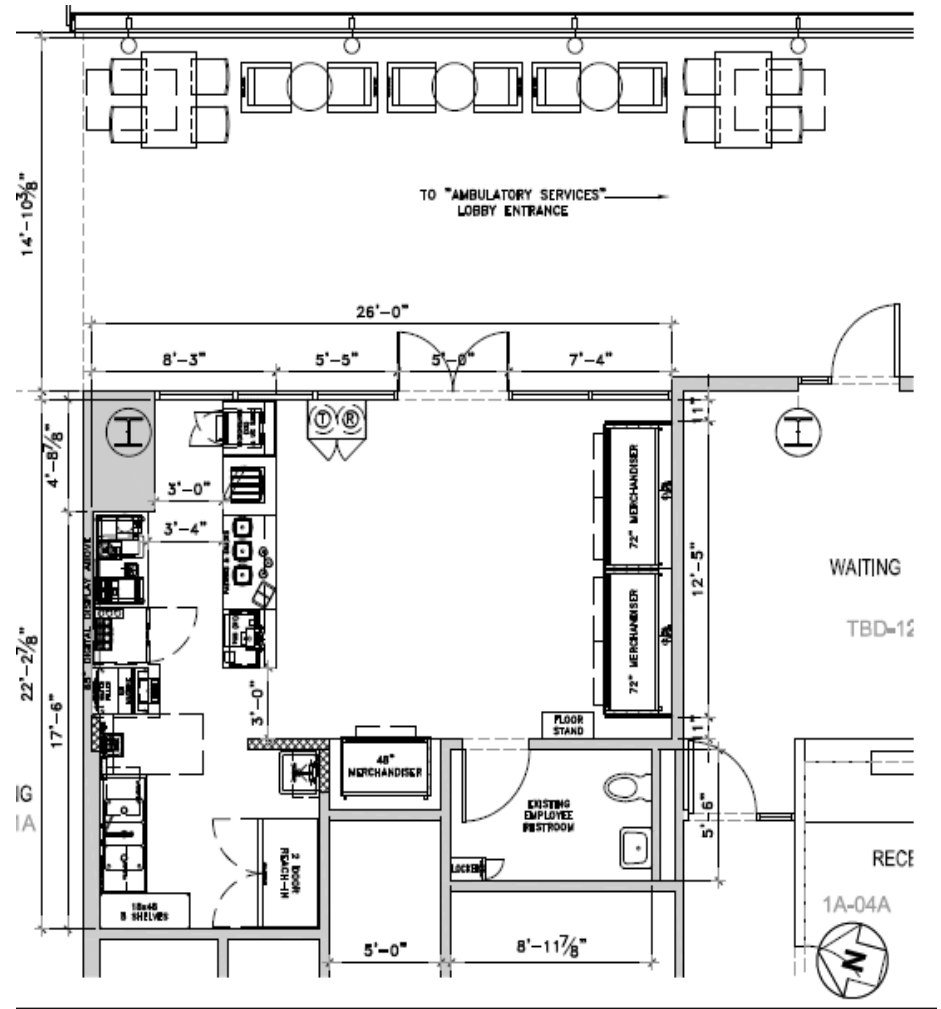
Soup Selections

One Soup Available Daily On A Rotational Basis availability varies by day

Chicken Noodle
Chicken Rice
Chicken Barley
Cream of Chicken
Lentil
Yankee Bean
Split Pea
Broccoli and Cheddar
Beef Barley
Minestrone
Vegetable

Proposed Renovation

- Fresh On the Go will be responsible for the cost of construction
- Fresh On the Go estimates capital investment of approximately \$150,000 for the renovation
- Estimated to open by the end of 2024



License Terms

- Term: Five years, terminable by either party upon thirty days notice without cause
- Location: Main Hospital 1st floor of NYC Health + Hospitals/Queens
- Hours of Operation: Approximately 6:00 am to 9:00 pm on weekdays and 6:00 am to 3:00 pm on weekends
- Rent is fair market value
- Occupancy Fee: First year, \$27,600 annually (increasing annually 2.75%)
- Total value of five year occupancy: \$145,802

Year	Price per SF	Total Occupancy Fee
1	\$55.20	\$ 27,600
2	\$56.72	\$ 28,359
3	\$58.28	\$ 29,139
4	\$59.88	\$ 29,940
5	\$61.53	\$ 30,764
Total		\$ 145,802

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a five-year revocable license agreement with Fresh On the Go (“**FOTG**”) for its use of approximately 500 square feet to operate a food service on the 1st floor of the Main Hospital at NYC Health + Hospitals/Queens (the “**Facility**”) at an annual occupancy fee of \$27,600 based on \$55.20/SF. to escalate at 2.75% each year for a five-year total of \$145,802.

HELMSLEYSPEAR

August 13, 2024

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

Re: Fair Market Value/Appraisal of space within the
NYC Health + Hospitals/Queens Hospital
Regarding Food Vendor Fresh on the Go
On behalf of NYC Health + Hospitals Corporation

Dear Dion:

Pursuant to your request, you have asked for a broker's opinion letter for the referenced property and location in order to assess its fair market value (FMV) at current rental rates. This assessment is inclusive of the value of any tenant improvements and specified operating expenses such as utilities, housekeeping, security, service contracts, structural repairs, etc. As the licensor/landlord is designated as a not for profit (501C3), real estate taxes are not applicable, accordingly this should be considered when evaluating the value of the space in order to provide a comprehensive FMV. This evaluation will assess the estimated value of now current base rent inclusive of tenant improvements and operating expenses. This evaluation is subject to the following:

- The unit will be currently occupied for food vendor Fresh on the Go for sales and consumption and is appropriately zoned for that use.
- The proposed licensee/tenant will occupy a total of approximately 500 SF within the referenced buildings.
- The licensed/leased space will be located on the first floor of Queens Hospital's main Building.
- Licensed/leased space will be wheelchair accessible.
- This evaluation is for the purpose of establishing the current FMV to lease/license the referenced property and considers numerous factors including but not limited to location, market conditions, market area comparables, lease terms and conditions, as well as tenant improvements.

There are many variables to be considered in this evaluation. It is apparent that being part of the licensee's main campus is attractive. The location of the space provides the tenant with an immediate captured customer base. Additionally, the ability to enter into an all-inclusive transaction with no allocation for real estate taxes or other additional charges has value to the tenant/licensee. The provision of tenant services that are uncommon for non-medical facilities, i.e., 24/7 access and the provision of full-time services such as HVAC and security must also be factored in this evaluation.

The proposed food service space will be located within the medical complex of NYC Health + Hospitals/Queens Hospital. This is a unique property within the referenced market area. The proposal offers the prospective licensee/tenant access to a population in a full-service hospital building with amenities typically only found in hospitals and full-service medical office buildings.

It is our experience that the medical faculty is valued at a premium, simply due the fact that it is a finite resource which is in demand. It is apparent that proximity within the medical facility complex is attractive to the licensee/tenant and benefits the facility's patients, staff, and visitors as well. The provision of tenant services that are uncommon for retail facilities, i.e. 24/7 access, even if not utilized and the provision of full-time services such as HVAC, repairs and maintenance, security, etc. must also be factored into this evaluation. However, when assessing the value, the fact that the client base is limited to foot traffic within the hospital facility impacts the success of the licensee. The licensee has no opportunity to promote its presence, and the average pedestrian walking by the building would not be aware of this food service operation. However, it may not be a factor to this licensee/tenant.

The proposed licensee operates (or will operate) a food service retail location within the NYC Health + Hospitals/Queens Hospital. This report is based on a request for FMV for a 500 square foot space for a Fresh on the Go retail vendor of prepared foods. As it appears that the actual space has not yet been fully vetted as to exact location, it is necessary that for the licensee/tenant success, the location must be found on the ground floor of the hospital. This would give the tenant the most exposure to the prospective customers. Accordingly, this report assumes that the location will be on the ground floor.

CONCLUSION

The ability to access the space and the provision of food services without interruption is an amenity that would benefit any food service licensee/tenant. This retail user, however, remains viable only as long as access to these locations is available. If the Hospital restricts access either by reducing hours of access or adjusting the flow of the ground floor population, then the viability of this use will change. In evaluating these spaces, a significant expense for tenant improvements was assumed since the spaces exist and function as intended.

For the purposes of this appraisal, we should assume that all operating expenses, i.e. security, refuse removal, utilities, repairs and maintenance, service contracts, etc. are provided by the licensee/Landlord hospital.

In conclusion, this analysis finds that the FMV for this space is essentially a hybrid, due to the location of the space, use, captive audience, and lack of ability or need to promote as a true retail food service operation. It does provide the user with an immediate client base. It is our professional opinion, therefore, that the value of the referenced ground floor space is \$43.50 per RSF. Again, the space is improved so the licensor would have minimal expense in retrofitting this space other than previously described for its use or for its own branding.

It would be appropriate for the licensee to negotiate an escalation provision to the base rent/fee of 3.00% commencing in the second year of the license agreement. This increase would be annually and compounded. These terms would be commercially fair and reasonable based on the data and information assessed in this report.

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

Thank You.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michael Dubin", written in a cursive style.

Michael E. Dubin
Executive Managing Director

Schedule A – Comparables

Address	Cross Streets	Total SF	Price/SF	Sign Date
8315 Parsons Blvd	Parsons Blvd & Grand Central Pkwy	3,267 SF	\$50	9/2023
8315 Parsons Blvd	Parsons Blvd & Grand Central Pkwy	1,017 SF	\$50	7/2023
162-16 Union Tpke	164 th St & Union Tpke	3,700 SF	\$42	2/2023
15916 Union Tpke	160 th St & Union Tpke	725 SF	\$32	10/2021

CONTRACT APPROVAL

**ARCHITECTURAL/ENGINEERING (AE) &
MECHANICAL, ELECTRICAL, PLUMBING (MEP)
CONTRACT**

PROFESSIONAL DESIGN SERVICES

SYSTEMWIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with ten architectural and engineering (“AE”) consulting firms (Gensler Architecture, Design & Planning, P.C., LiRo Engineers, Inc., Perkins Eastman Architects, DPC, Moody Nolan Inc., NK Architects, P.A., Lothrop Associate Architects D.P.C., Studio A+T Architects P.C., SBLM Architects P.C., Array Architects, PC., and STV Incorporated) to provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$70,000,000.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional AE design services, and the needs of its facilities for such services can best be met by utilizing outside firms, on an as-needed basis; and

WHEREAS, the availability of such requirements contractors has proven to be very useful and valuable to NYC Health + Hospitals and has greatly contributed to its ability to respond promptly to construction, planning and maintenance needs; and

WHEREAS, the System’s current contracts with AE firms expire on December 31, 2024; and

WHEREAS, the Contract Review Committee authorized the System to issue a Request for Proposals (“RFP”) to procure such professional services on February 14, 2023, and an RFP was issued on July 6, 2023, pre-proposal conferences were conducted on July 14, 2023 with 122 vendors participating on the general pool conference, 21 firms submitted proposals to the general pool procurement, the evaluation committees gave ten firms the highest rating to provide AE services; and

WHEREAS, all selected firms have all committed to MWBE subcontracting plans of 30% or more; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreements.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute requirements contracts with ten architectural and engineering (“AE”) consulting firms (Gensler Architecture, Design & Planning, P.C., LiRo Engineers, Inc., Perkins Eastman Architects, DPC, Moody Nolan Inc., NK Architects, P.A., Lothrop Associate Architects D.P.C., Studio A+T Architects P.C., SBLM Architects P.C., Array Architects, PC., and STV Incorporated) to provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$70,000,000.

EXECUTIVE SUMMARY
SYSTEM-WIDE REQUIREMENTS CONTRACTS TO PROVIDE
ARCHITECTURAL AND ENGINEERING SERVICES

OVERVIEW: NYC Health + Hospitals seeks to execute ten requirements contracts for three years, with separate options to renew each for two additional one-year periods, for a total cost over five years, not-to-exceed \$70,000,000 to provide Architectural and Engineering design services.

NEED: The various facilities of NYC Health + Hospitals from time to time require Architectural and Engineering design services for projects throughout the System. Due to fluctuating demands and the licensing requirements for such services, NYC Health + Hospitals has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.

CONTRACT

TERMS: Each contract will provide that NYC Health + Hospitals will be under no obligation to use any particular firm. Projects will be given to a particular firm following mini-procurements among the vendors. Then the project will be reflected in work orders each of which will specify total pricing, work schedules and any other relevant terms. The vendors' rates will be as set forth in their master agreements which will be made pursuant to this resolution

COST: Not-to-exceed \$70,000,000 over five years, for the ten firms.

FINANCING: Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.

TERM: Upon contract execution, a base period of three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.

MWBE: Gensler - 30% utilization plan; Liro Group - 30% utilization plan; Perkins Eastman - 30% utilization plan; Lothrop - 30% utilization plan; Array Architects - 30% utilization plan; STV Inc. - 30% utilization plan; SBLM – 56% utilization plan; NK Architects – 50% utilization plan; Moody Nolan – 100% utilization plan; Studio A+T 100% utilization plan.

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six MWBE architectural and engineering (“AE”) consulting firms (Moody Nolan Inc., Twine Architectural Studio, P.C., Matiz Architecture PLLC, Zambrano Architectural Design, LLC, Sabir, Richardson & Weisberg Engineering & Architecture PLLC, and Foit-Albert Associates, Architecture, Engineering & Surveying, P.C.) provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$20,000,000.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional AE/MEP design services, and the needs of its facilities for such services can best be met by utilizing outside firms, on an as-needed basis; and

WHEREAS, the availability of such requirements contractors has proven to be very useful and valuable to NYC Health + Hospitals and has greatly contributed to its ability to respond promptly to construction, planning and maintenance needs; and

WHEREAS, the System’s current contracts with AE firms will expire on December 31, 2024; and

WHEREAS, the Contract Review Committee authorized the System to issue a Request for Proposals (“RFP”) to procure such professional services on February 14, 2023, and an RFP was issued on July 6, 2023, pre-proposal conferences were conducted on July 14, 2023 with 110 vendors participating on the MWBE conference, 12 firms submitted proposals for the MWBE procurement, the evaluation committees gave six firms to provide AE services; and

WHEREAS, all selected firms are certified MWBE firms; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreements.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized execute requirements contracts with six MWBE architectural and engineering (“AE”) consulting firms (Moody Nolan Inc., Twine Architectural Studio, P.C., Matiz Architecture PLLC, Zambrano Architectural Design, LLC, Sabir, Richardson & Weisberg Engineering & Architecture PLLC, and Foit-Albert Associates, Architecture, Engineering & Surveying, P.C.) provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$20,000,000

EXECUTIVE SUMMARY
SYSTEM-WIDE REQUIREMENTS CONTRACTS TO PROVIDE
ARCHITECTURAL AND ENGINEERING SERVICES

OVERVIEW: NYC Health + Hospitals seeks to execute six requirements contracts with certified MWBE firms for three years, with separate options to renew each for two additional one-year periods, for a total cost over five years, not-to-exceed \$20,000,000 to provide Architectural and Engineering design services.

NEED: The various facilities of NYC Health + Hospitals from time to time require Architectural and Engineering design services for projects throughout the System. Due to fluctuating demands and the licensing requirements for such services, NYC Health + Hospitals has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.

CONTRACT TERMS: Each contract will provide that NYC Health + Hospitals will be under no obligation to use any particular firm. Projects will be given to a particular firm following mini-procurements among the vendors. Then the project will be reflected in work orders each of which will specify total pricing, work schedules and any other relevant terms. The vendors' rates will be as set forth in their master agreements which will be made pursuant to this resolution

COST: Not-to-exceed \$20,000,000 over five years, for the six firms.

FINANCING: Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.

TERM: Upon contract execution, a base period of three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.

MWBE: All are certified MWBE vendors.

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six mechanical, electrical, and plumbing (“MEP”) consulting firms (Cameron Engineering & Associates, LLP, Tetra Tech Engineers, Architects & Landscape Architects, P.C., Thornton Tomasetti, Inc., MG Engineering D.P.C., Lizardos Engineering Associates D.P.C., and Loring Consulting Engineers, Inc) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$25,000,000.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional MEP design services, and the needs of its facilities for such services can best be met by utilizing outside firms, on an as-needed basis; and

WHEREAS, the availability of such requirements vendors has proven to be very useful and valuable to NYC Health + Hospitals and has greatly contributed to its ability to respond promptly to construction, planning and maintenance needs; and

WHEREAS, the System’s current contracts with MEP firms expire on December 31, 2024; and

WHEREAS, the Contract Review Committee authorized the System to issue a Request for Proposals (“RFP”) to procure such professional services on February 14, 2023, and an RFP was issued on July 6, 2023, pre-proposal conferences were conducted on July 14, 2023 with 122 vendors participating on the general pool conference, 12 firms submitted proposals to the general pool procurement, the evaluation committees gave six firms the highest rating to provide MEP services; and

WHEREAS, all selected firms have committed to MWBE subcontracting plans of 30% or more; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreements.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute requirements contracts with six mechanical, electrical, and plumbing (“MEP”) consulting firms (Cameron Engineering & Associates, LLP, Tetra Tech Engineers, Architects & Landscape Architects, P.C., Thornton Tomasetti, Inc., MG Engineering D.P.C., Lizardos Engineering Associates D.P.C., and Loring Consulting Engineers, Inc to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$25,000,000.

EXECUTIVE SUMMARY
**SYSTEM-WIDE REQUIREMENTS CONTRACTS TO PROVIDE MECHANICAL,
ELECTRICAL AND PLUMBING DESIGN SERVICES.**

OVERVIEW: NYC Health + Hospitals seeks to execute six requirements contracts for three years, with separate options to renew each for two additional one-year periods, for a total cost over five years, not-to-exceed \$25,000,000 to provide Mechanical, Electrical and Plumbing design services.

NEED: The various facilities of NYC Health + Hospitals from time to time require Mechanical, Electrical, and Plumbing design services for projects throughout the System. Due to fluctuating demands and the licensing requirements for such services, NYC Health + Hospitals has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.

CONTRACT

TERMS: Each contract will provide that NYC Health + Hospitals will be under no obligation to use any particular firm. Projects will be given to a particular firm following mini-procurements among the vendors. Then the project will be reflected in work orders each of which will specify total pricing, work schedules and any other relevant terms. The vendors' rates will be as set forth in their master agreements which will be made pursuant to this resolution

COST: Not-to-exceed \$25,000,000 over five years, for the six firms.

FINANCING: Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.

TERM: Upon contract execution, a base period of three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.

MWBE: Cameron Engineering – 30% utilization plan; Consentini - 34% utilization plan; Thornton Tomasetti -30% utilization plan; MGE - 30% utilization plan; Lizardos - 50% utilization plan; Loring Consulting - 61% utilization plan.

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with three MWBE mechanical, electrical, and plumbing (“MEP”) consulting firms (Milhouse Engineering and Construction, Inc., Shenoy Engineering, PC, and Jacob Feinberg Katz & Michaeli Consulting Group, LLC) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$5,000,000.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional MEP design services, and the needs of its facilities for such services can best be met by utilizing outside firms, on an as-needed basis; and

WHEREAS, the availability of such requirements vendors has proven to be very useful and valuable to NYC Health + Hospitals and has greatly contributed to its ability to respond promptly to construction, planning and maintenance needs; and

WHEREAS, the System’s current contracts with MEP firms expire on December 31, 2024; and

WHEREAS, the Contract Review Committee authorized the System to issue a Request for Proposals (“RFP”) to procure such professional services on February 14, 2023, and an RFP was issued on July 6, 2023, pre-proposal conferences were conducted on July 14, 2023 with 110 vendors participating on the MWBE conference, 4 firms submitted proposals for the MWBE procurement, the evaluation committees gave three WMBE MEP services; and

WHEREAS, all selected firms are certified MWBE; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreements.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute requirements contracts with three MWBE mechanical, electrical, and plumbing (“MEP”) consulting firms (Milhouse Engineering and Construction, Inc., Shenoy Engineering, PC, and Jacob Feinberg Katz & Michaeli Consulting Group, LLC) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$5,000,000.

EXECUTIVE SUMMARY
**SYSTEM-WIDE REQUIREMENTS CONTRACTS TO PROVIDE MECHANICAL,
ELECTRICAL AND PLUMBING DESIGN SERVICES.**

OVERVIEW: NYC Health + Hospitals seeks to execute three MWBE requirements contracts for three years, with separate options to renew each for two additional one-year periods, for a total cost over five years, not-to-exceed \$5,000,000 to provide Mechanical, Electrical and Plumbing design services.

NEED: The various facilities of NYC Health + Hospitals from time to time require Mechanical, Electrical, and Plumbing design services for projects throughout the System. Due to fluctuating demands and the licensing requirements for such services, NYC Health + Hospitals has determined that these needs can best be met by utilizing outside firms on an as-needed basis through requirements contracts.

CONTRACT

TERMS: Each contract will provide that NYC Health + Hospitals will be under no obligation to use any particular firm. Projects will be given to a particular firm following mini-procurements among the vendors. Then the project will be reflected in work orders each of which will specify total pricing, work schedules and any other relevant terms. The vendors' rates will be as set forth in their master agreements which will be made pursuant to this resolution

COST: Not-to-exceed \$5,000,000 over five years, for the three firms.

FINANCING: Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.

TERM: Upon contract execution, a base period of three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.

MWBE: All selected firms are MWBE.

**Request to Award Contract for
Architectural/Engineering (AE) & Mechanical,
Electrical, Plumbing (MEP) Design Services**

**Capital Committee
September 9, 2024**

**Manuel Saez, PhD, VP OFD
Oscar Gonzalez, SAVP OFD
Al Channer, Sr. Director OFD**

Request for Committee Consideration- AE

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with ten architectural and engineering (“AE”) consulting firms (Gensler Architecture, Design & Planning, P.C., LiRo Engineers, Inc., Perkins Eastman Architects, DPC, Moody Nolan Inc., NK Architects, P.A., Lothrop Associate Architects D.P.C., Studio A+T Architects P.C., SBLM Architects P.C., Array Architects, PC., and STV Incorporated) to provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$70,000,000.

Request for Committee Consideration – AE MWBE

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six MWBE architectural and engineering (“AE”) consulting firms (Moody Nolan Inc., Twine Architectural Studio, P.C., Matiz Architecture PLLC, Zambrano Architectural Design, LLC, Sabir, Richardson & Weisberg Engineering & Architecture PLLC, and Foit-Albert Associates, Architecture, Engineering & Surveying, P.C.) provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$20,000,000.

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six mechanical, electrical, and plumbing (“MEP”) consulting firms (Cameron Engineering & Associates, LLP, Tetra Tech Engineers, Architects & Landscape Architects, P.C., Thornton Tomasetti, Inc., MG Engineering D.P.C., Lizardos Engineering Associates D.P.C., and Loring Consulting Engineers, Inc) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$25,000,000.

Request for Committee Consideration – MEP/MWBE

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with three MWBE mechanical, electrical, and plumbing (“MEP”) consulting firms (Milhouse Engineering and Construction, Inc., Shenoy Engineering, PC, and Jacob Feinberg Katz & Michaeli Consulting Group, LLC) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$5,000,000.

Background

- NYC Health + Hospitals requires professional architectural, engineering, design, and construction phase services on an as needed basis, for projects throughout the system. Services shall include, but not be limited to:
 - Design and Planning services
 - Feasibility studies
 - Preparation of construction documents
 - Construction administration services
 - Independent Cost Estimating

- The current pool is made up of 15 vendors (10 Architecture/Engineering (“AE”) & 5 Mechanical Electrical Plumbing (“MEP”)): Contract to expire on 12/31/2024.

- This was a very large procurement that took over a year to complete

Pooled Contract

- We are looking to increase MWBE-certified firms in our pools – to that end we are looking to bifurcate the AE and MEP pools:
 - Firms that commit to 30% MWBE spend (“General”)
 - Will be allocated projects that are \$1M-20M of total value.
 - MWBE-certified firms (“MWBE”)
 - Will be allocated projects \$0-1.5M of total value.
- Distribution of work to be assigned via mini-RFPs
- Cost breakdown of the pools:

	General	MWBE	Total
AE	\$70M	\$20M	\$90M
MEP	\$25M	\$5M	\$30M
Total	\$95M	\$25M	\$120M

RFP Criteria

General Criteria

- Minimum criteria:
 - 30% MWBE Utilization Plan
 - Minimum of 5 years of A/E, MEP services in healthcare facilities
 - Licensed professionals must hold New York State licenses in their discipline

- Substantive Criteria

➤ Proposed Approach & Methodology	25%
➤ Appropriateness & Quality of Experience	25%
➤ Qualifications of Consultant & Staffing	25%
➤ Cost	15%
➤ MWBE Status/Utilization Plan	10%

- Evaluation Committee
 - Director of Design, OFD
 - Director of Capital Construction, OFD/ South Brooklyn Health
 - Assistant Director of Design, OFD
 - Senior Director, Finance
 - Chief Infrastructure Officer, Gotham Health

MWBE Criteria

- Minimum criteria:
 - MWBE Certification
 - Minimum of 5 years of A/E, MEP services in healthcare facilities
 - Licensed professionals must hold New York State licenses in their discipline

- Substantive Criteria

➤ Proposed Approach & Methodology	40%
➤ Qualifications of Consultant & Staffing	40%
➤ Appropriateness & Quality of Experience	10%
➤ Cost	10%

Overview of Procurement

- 2/14/23: Application to issue request for proposals approved by CRC
- 7/6/23: RFP Posted on City Record, each pool was an independent procurement
- Vendor List: - 155 vendors: 115 MWBE certified vendors identified with Vendor Diversity Team
- 7/14/23: Pre-proposal conference calls held.
 - 122 vendors attended the General Pool call; 110 vendors attended the MWBE call.
- 9/1/23: Proposals due, 33 General pool proposals and 16 MWBE proposals were submitted
- Feb-Mar 2024: Vendor Presentations held, 36 vendors were invited to participate
- May 2024: Evaluation committee submitted final scores. Below is the top scoring proposer for all pools of work:
 - AE - General Pool (10): Gensler, Liro Group, Perkins Eastman, Moody Nolan, NK Architects, Lothrop, Studio A+T, SBLM, Array Architects, STV Inc
 - MEP - General Pool (6): Cameron Engineering, Consentini, Thornton Tomasetti, MGE, Lizardos, Loring Consulting
 - AE - MWBE Pool (6): Moody Nolan, Twine Architects, Matiz, Zambrano, SRW, Foit-Albert
 - MEP - MWBE Pool (3): Milhouse Engineering, Shenoy Engineering, JFK&M Consulting Group

Contract

- We are seeking approval to enter into contract Mechanical, Electrical, Plumbing services with:
 - General Pool: Cameron Engineering, Consentini, Thornton Tomasetti, MGE, Lizardos, Loring Consulting
 - Contract Amount: \$20,000,000
 - MWBE Pool: Milhouse Engineering, Shenoy Engineering, JFK&M Consulting Group
 - Contract Amount: \$5,000,000
- We are seeking approval to enter into contract Architecture/Engineering services with:
 - General Pool: Gensler, Liro Group, Perkins Eastman, Moody Nolan, NK Architects, Lothrop, Studio A+T, SBLM, Array Architects, STV Inc
 - Contract Amount: \$70,000,000
 - MWBE Pool: Moody Nolan, Twine Architects, Matiz, Zambrano, SRW, Foit-Albert
 - Contract Amount: \$25,000,000
- Vendor Performance for incumbents on following slide and in appendix
- MWBE Information on following slides – all non-MWBE vendors committed to a 30%+ goal
- Anticipated start date of January 1, 2025 for a initial term of three years with two one-year optional renewals at the discretion of NYC Health + Hospitals.

NYC HEALTH+HOSPITALS Vendor Performance – Incumbents

<u>Vendor</u>	<u>Performance and Overall Quality Rating</u>
Gensler	Good
Liro Group	Good
Perkins Eastman	Excellent
Moody Nolan	Good
NK Architects	Excellent
Lothrop	Good
Array Architects	Fair*
MGE	Good
Lizardos	Excellent
Loring Consulting	Good

*Array is the designer of the OTxHU project and has since allocated additional resources for this contract to increase performance

Vendor Diversity AE/MEP - General Pool

AE - General Pool	
Prime Vendor Name	UP Goal %
Moody Nolan (M/WBE, Black/Male), Studio A+T (M/WBE, Hispanic/Male)	100%
SBLM	56%
NK Architects	50%
Gensler, Liro Group, Perkins Eastman, Lothrop, Array Architect, STV	30%

MEP - General Pool	
Prime Vendor Name	UP Goal %
Loring Consulting	61%
Lizardos	50%
Consentini	34%
Cameron Engineering, Thornton Tomasetti, MGE	30%

Subcontractor details are in the appendix.

Vendor Diversity AE/MEP - MWBE Pool

AE - MWBE Pool

Prime Vendor Name	Certification/Eth/Gen
Moody Nolan	NYS/NYC/Black/Male
Twine Architects	NYS/NYC/Non-Minority/Female
Matiz	NYS/NYC/Hispanic/Male
Zambrano	NYS/NYC/Hispanic/Male
SRW	NYC/Black/Male
Foit-Albert	NYC/NYS/Hispanic/Male

MEP - MWBE Pool

Prime Vendor Name	Certification/Eth/Gen
Milhouse Engineering	NYS/NYC/Black/Male
Shenoy Engineering	NYS/NYC/Asian/Male
JFK&M Consulting	NYS/NYC/Non-Minority/Female

Request for Committee Approval AE/MWBE

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with ten architectural and engineering (“AE”) consulting firms (Gensler Architecture, Design & Planning, P.C., LiRo Engineers, Inc., Perkins Eastman Architects, DPC, Moody Nolan Inc., NK Architects, P.A., Lothrop Associate Architects D.P.C., Studio A+T Architects P.C., SBLM Architects P.C., Array Architects, PC., and STV Incorporated) to provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$70,000,000.
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six MWBE architectural and engineering (“AE”) consulting firms (Moody Nolan Inc., Twine Architectural Studio, P.C., Matiz Architecture PLLC, Zambrano Architectural Design, LLC, Sabir, Richardson & Weisberg Engineering & Architecture PLLC, and Foit-Albert Associates, Architecture, Engineering & Surveying, P.C.) provide professional AE design services over a term of three years with two 1-year renewal options for an amount not to exceed \$20,000,000.

Request for Committee Approval

MEP/MWBE

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with six mechanical, electrical, and plumbing (“MEP”) consulting firms (Cameron Engineering & Associates, LLP, Tetra Tech Engineers, Architects & Landscape Architects, P.C., Thornton Tomasetti, Inc., MG Engineering D.P.C., Lizardos Engineering Associates D.P.C., and Loring Consulting Engineers, Inc) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$25,000,000.
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with three MWBE mechanical, electrical, and plumbing (“MEP”) consulting firms (Milhouse Engineering and Construction, Inc., Shenoy Engineering, PC, and Jacob Feinberg Katz & Michaeli Consulting Group, LLC) to provide professional MEP design services over a term of three years with two 1-year renewal options for an amount not to exceed \$5,000,000.

Appendix



Vendor Diversity / AE -General Pool

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Gensler	Lakhani & Jordan Engineers	NYS/NYC/Asian/Male	30%
	Lera Consulting AEG	NYS/Asian/Female	
	Kugler Ning	NYS/Asian/Male	
	Outsource Consultants	NYS/NYC/Hispanic/Male	
	The McGuire Architects, PC	NYS/Non-Minority/Female	
Liro Group	Domingo Gonzalez Associates	NYS/NYC/Hispanic/Male	30%
	Cerami Associates	NYS/NYC/Non-Minority/Female	
	JMV Associates, LLC	NYS/NYC/Hispanic/Female	
	PL Engineering P.C.	NYS/NYC/Hispanic/Male	
	Toscano Clements Taylor LLC	NYS/NYC/Non-Minority/Female	
	GdB Geospatial LS, P.C.	NYC/Non-Minority/Female	
	Group PMX, LLC	NYS/NYC/Hispanic/Female	
	Setty & Associates LTD PC	NYS/NYC/Asian/Male	
Perkins Eastman	Lera Consulting	NYS/Asian/Female	30%
	Ellana, Inc.	NYS/NYC/Non-Minority/Female	
	Municipal Expediting, Inc.	NYC/Non-Minority/Female	
	Shen Milsom & Wilke LLC	NYS/NYC/Asian/Male	
	Jablonski Building	NYS/NYC/Non-Minority/Female	
	Cline Bettride Bernstein	NYS/NYC/Non-Minority/Female	
	Moody Nolan	Moody Nolan	

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
NK Architects	Lakhani & Jordan Engineers, PC	NYS/NYC/Asian/Male	50%
	Lera Consulting	NYS/Asian/Female	
	Ellana, Inc	NYS/NYC/Non-Minority/Female	
	Shen Milsom & Wilke, LLC	NYS/NYC/Asian/Male	
	Yu & Associates Engineers, PC	NYS/NYC/Asian/Male	
	Watts Architecture & Engineering, DPC	NYS/NYC/Black/Male	
	The Lighting Practice	NYS/NYC/Non-Minority/Female	
	Outsource Consultants, Inc.	NYS/NYC/Hispanic/Male	
	Medical Equipment Resources, LTD	NYS/Non-Minority/Female	
	Naik Consulting Group PC	NYS/NYC/Asian/Male	
Lothrop	Ysrael A, Seinuk	NYS/NYC/Asian/Male	30%
	Lera Consulting	NYS/Asian/Female	
	Lakhani & Jordan Engineers	NYS/NYC/Asian/Male	
	Setty & Associates	NYS/NYC/Asian/Male	
	New York Environmental & Analytical Labs	NYS/NYC/Asian/Male	
	City Wide Expediting Inc	NYC/Non-Minority/Female	
	Jablonski Building Conservation	NYS/NYC/Non-Minority/Female	
	Shen Milsom & Wilke LLC	NYS/NYC/Asian/Male	
	GdB Geospatial LS PC	NYC/Non-Minority/Female	
Studio A+T	N/A	NYC/Hispanic/Male	100%



Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
SBLM	Adelaide Environmental Health Associates I	NYS/NYC/Non-Minority/Female	56%
	AB Consulting	NYC/Asian/Male	
	Shenoy Engineering, PC	NYS/NYC/Asian/Male	
	Ellana, Inc.	NYS/Non-Minority/Male	
	Horton Lees Brogden Lighting Design, Inc.	NYS/NYC/Non-Minority/Female	
	RKLA Studio	NYS/NYC/Non-Minority/Female	
	Shen Milsom & Wilke LLC	NYS/NYC/Asian/Male	
	Ysrael A. Seinuk, P.C.	NYS/NYC/Asian/Male	
	Yu & Associates Engineers	NYS/NYC/Asian/Male	
	Jablonski Building Conservation, Inc.	NYS/NYC/Non-Minority Female	
Array Architects	Lakhani & Jordan Engineering	NYS/NYC/Asian/Male	30%
	Ysrael A Seinuk, PC	NYS/NYC/Asian/Male	
	Yu & Associates Engineers PC	NYS/NYC/Asian/Male	
	Shen Milsom & Wilke, LLC	NYS/NYC/Asian/Male	
	Ellana, Inc	NYS/Non-Minority/Female	
	Edgewater Design LLC	NYS/NYC/Non-Minority/Female	
	The Lighting Practice	NYS/NYC/Non-Minority/Female	
	e4 Inc.	NYS/NYC/Non-Minority/Female	



Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
STV, Inc.	CSA Group Architects and Engineers PC	NYS/NYC/Hispanic/Male	30%
	Entech Engineering, Inc.	NYS/NYC/Non-Minority/Female	
	Supermass Studio	NYS/NYC/Asian/Male	
	Domingo Gonzalez Associates	NYS/NYC/Hispanic/Male	
	Jablonski Building Conservation Inc.	NYS/NYC/Non-Minority/Female	
	Shen Milsom & Wilke	NYS/NYC/Asian/Male	
	EJ Russo, Inc.	NYS/Non-Minority/Female	
	JMV Associates, LLC	NYS/NYC/Hispanic/Female	
	Hirani Engineering and Land Surveying	NYS/NYC/Asian/Male	
	Toscano Clements Taylor, LLC	NYS/NYC/Non-Minority/Female	



Vendor Diversity / MEP - General Pool

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Cameron Engineering	Yu & Associates	NYS/NYC/Asian/Male	30%
	Ellana, Inc.	NYS/NYC/Non-Minority/Female	
	Ismael Leyva Architects, PC	NYS/NYC/Hispanic/ Male	
	Ronnette Riley Architects	NYS/NYC/Non-Minority/Female	
	Soundsense, LLC	NYS/NYC/Hispanic/Male	
	Noel Business Consulting	NYC/Black/Female	
	Adelaide Environmental Health	NYS/NYC/Non-Minority/Female	
	Munoz Engineering & Land Surveying	NYS/NYC/Hispanic/Male	
	Savkom Inc.	NYS/NYC/Asian/Male	
	Domingo Gonzalez Associates, Inc.	NYS/NYC/Hispanic/Male	
	Municipal Expediting, Inc.	NYC/Non-Minority/Female	
	Jablonski Building Conservation, Inc.	NYS/NYC/Non-Minority/Female	
Consentini	JMV Associates, LLC	NYS/NYC/Hispanic/Female	34%
	Moody Nolan, Inc	NYS/NYC/Black/Male	
	Ellana, Inc.	NYS/NYC/Non-Minority/Female	
	Lera Consulting	NYS/Asian/Female	
	Municipal Expediting, Inc.	NYC/Non-Minority/Female	

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Thomson Tomasetti	Boyd Consulting, Inc.	NYS/NYC/Black/Female	30%
	Toscano Clements Taylor, LLC	NYS/NYC/Non-Minority/Female	
Lizardos	Twine Architectural Studio	NYS/NYC/Non-Minority/Female	50%
	Ysrael A. Seinuk	NYS/NYC/Asian/Male	
	Insight Civil Engineering	NYS/NYC/Non-Minority/Female	
	Infinite Consulting Corp	NYS/NYC/Asian/Male	
	Watts Architecture & Engineering	NYS/NYC/Black/Male	
	Elizabeth Kennedy Landscape Architect	NYS/NYC/Black/Female	
	Shen Milsom & Wilke	NYS/NYC/Asian/Male	
	Domingo Gonzalez	NYS/NYC/Hispanic/Male	
	Construction Permit Services Corp.	NYC/Non-Minority/Female	
	DM Engineers	NYC/Hispanic/Male	



Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Loring	Bolt Architecture	NYC/Black/Male	61%
	Ysrael A. Seinuk PC	NYS/NYC/Asian/Male	
	Razak Associates	NYS/NYC/Asian/Male	
	Ellana, Inc.	NYS/NYC/Non-Minority/Female	
	Goldstick Lighting Design, LTD	NYS/NYC/Non-Minority/Female	
	JLC Environmental Consultants	NYS/NYC/Non-Minority/Female	
	Shen Milsom & Wilke, LLC	NYS/NYC/Asian/Male	
	Nancy Owens Studio Landscape	NYS/NYC/Non-Minority/Female	
	SAVKOM, Inc.	NYS/NYC/Asian/Male	
	Ronnette Riley Architect	NYS/NYC/Non-Minority/Female	

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
MGE	Envision Architects DPC	NYS/Non-Minority/Female	30%
	Design Ideas Group Architecture and Planning	NYC/Black/Male	
	Ahuja Partnership Architects	NYS/NYC/Asian/Male	
	Ysrael A. Seinuk	NYS/NYC/Asian/Male	
	Lera Consulting	NYS/Asian/Female	
	Ellana, Inc.	NYS/Non-Minority/Female	
	Accu-Cost Construction Consultants	NYS/NYC/Non-Minority/Female	
	Adelaide	NYC/Non-Minority/Female	
	Yu & Associates	NYS/NYC/Asian/Male	
	Domingo Gonzalez	NYS/NYC/Hispanic/Male	
	W. Allen Engineering, PLLC	NYS/NYC/Black/Male	
	Cerami & Associates, Inc.	NYS/NYC/Non-Minority/Female	
	Caso & Associates Inc.	NYS/NYC/Hispanic/Female	
	Elizabeth Kennedy Landscape Architects	NYS/NYC/Black/Female	
	Gedeon Engineering PC	NYS/NYC/Black/Male	
	CBA Elevator Consultants, LLC	NYS/NYC/Hispanic/Male	
	Shen Milsom & Wilke	NYS/NYC/Asian/Male	

CONTRACT APPROVAL

VANGUARD CONSTRUCTION

NEW AMBULATORY OPERATING ROOMS

NYC HEALTH + HOSPITALS / KINGS COUNTY

RESOLUTION

Authorizing the 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 construct two operating rooms at NYC Health + Hospitals/Kings County Hospital Center for a contract amount of \$5,835,252, with a 10% project contingency of \$583,525, to bring the total cost not to exceed \$6,418,777

WHEREAS, the Kings County Hospital Center (“Kings County”) has ten general operating rooms (“OR”) in the S building that are used for inpatient and emergency procedures; and

WHEREAS, these same OR are used for ambulatory care procedures, however, due to competing ambulatory care and urgent care needs patients are sometimes impacted; and

WHEREAS, due to this current situation, it has been determined that a project should be undertaken to construct two new operating room specifically designed for a high volume of out-patient and same-day surgical procedures to be located in space that previously served as the cardiac catheterization lab, in the C building, a space that has not been in use since 2020; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on March 27, 2024, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; and

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

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

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Vanguard Construction and Development Co., Inc. (the “Contractor”), to undertake a project to construct two operating rooms at NYC Health + Hospitals/Kings County Hospital Center for a contract amount of \$5,835,252, with a 10% project contingency of \$583,525, to bring the total cost not to exceed \$6,418,777.

**EXECUTIVE SUMMARY
KINGS COUNTY HOSPITAL CENTER
OPERATING ROOM CONTRACT
VANGUARD CONSTRUCTION AND DEVELOPMENT CO., INC.**

CONTRACT SCOPE: Construction of two operating rooms

NEED: NYC Health + Hospitals facilities needs general construction and electrical services to undertake the operating room construction project at Kings County Hospital Center.

CONTRACT DURATION: 9 months, slated to commence Spring of 2025 with anticipated completion in Winter 2025/26.

PROCUREMENT: A competitive sealed bid was issued on 3/27/2024; nineteen contractors attended the pre-bid on site visit on 4/2/2024; five contractors submitted bids with the lowest responsible and responsive bidder being Vanguard Construction and Development Co., Inc. for a contract not to exceed total of \$6,418,777.

PRIOR EXPERIENCE: Vanguard Construction and Development Co., Inc. has previously worked on the Elmhurst Renovation of the H Building DSRIP behavioral health integration project and received a rating of excellent, the Jacoby Hospital 10th floor DSRIP integration of behavioral health into primary care setting and received a rating of good, and the Harlem Hospital 4th floor post-partum unit renovation of the MLK building and received a rating of good.

CONTRACT AMOUNT: \$5,835,252

PASSPORT APPROVAL: Pending

EEO APPROVAL: Approved

MWBE STATUS: Contractor has committed to a 32% MWBE contract goal

Request to Award Contract to Vanguard Construction for New Ambulatory Operating Rooms at New York City Health + Hospitals/Kings County Hospital Center

**Capital Committee
September 9, 2024**

Graham Gullian, COO, NYC/ H+H Kings County Hospital Center

Manuel Saez, PhD, VP, OFD

Oscar Gonzalez, Senior AVP, OFD

Anniqua Brown, Senior Regional Director, OFD

Geoffrey Gorousingh, Director, OFD

- Authorizing the 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 construct two operating rooms at NYC Health + Hospitals/Kings County Hospital Center for a contract amount of \$5,835,252, with a 10% project contingency of \$583,525, to bring the total cost not to exceed \$6,418,777

Program Background / History

- NYC H+H/Kings County has 10 General Operating Rooms ("OR") in the S building used for inpatient and emergency procedures.
- Ambulatory Surgery procedures are on scheduled block times utilizing the existing OR suites
- When urgent or emergency cases arise, these ambulatory care procedures are canceled or rescheduled, which creates an inconvenience for the ambulatory care patients.
- NYC H+H/Kings is anticipating a volume growth of ambulatory cases, and could potentially reach an additional 3,000 surgeries a year.
- NYC H+H/Kings is requesting to construct two new ORs specifically designed for a high-volume of out-patient and same-day surgical procedures.
- This project will remodel 2,370 Square Feet (SF) of space that was previously the Cardiac Catheterization Lab, located on the second floor of the "C" Building. This space has not been in use since early 2020.
- The two new operating rooms will be designed and constructed in accordance with current safety and infection prevention standards, and will provide a space for the efficient utilization of specialized medical equipment and a large volume of ambulatory surgical procedures.

New Ambulatory Operating Rooms (Two)

- Demolition existing suite, which is currently located on the second floor of the C building.
- Renovation and replacement of all interior finishes within two operating rooms, incl. new walls, ceilings, floors, doors, and fixtures;
- New layout to support ambulatory surgical services, incl. patients' lockers and gowning areas;
- Construction of new pre-surgery area for final tests and medical treatments, incl. pharmacological infusions before surgeries;
- Construction of new recovery area;
- Construction of utility rooms required for the storage of surgical supplies in proximity of the new ORs, as required for high volume surgical schedules;
- Construction of new nurses' station;
- Installation of new HVAC chiller, air handlers, medical vacuum, air compressors, and upgraded electrical distribution;
- Installation of new building automation system for temperature and relative humidity controls, as required for compliance with current code and infection prevention standards.

Overview of Procurement

- 03/27/2024: Posted to City Record
- 04/02/2024: Site tour conducted with 19 contractors attended
- 07/03/2024: Bid Due Date, with (5) bids received
- 07/05/2024: Determination of low bid finalized, and Vanguard Construction was selected based as the lowest responsive and responsible bidder.

Construction Contract

- Procurement is sourced via public bid
- Contract amount is \$5,835,252
- The vendor has completed three previous projects for the system – at Elmhurst, Jacobi, and Harlem, and has received one excellent and two good reviews.
 - Elmhurst, Renovation of the H bldg. 3rd floor DSRIP behavioral health integration into primary care setting. \$2,086,727 (Excellent)
 - Jacobi, 10th floor DSRIP integration of behavioral health into primary care setting. \$5,646,362 (Good)
 - Harlem, 4th Floor Post-Partum Unit Renovation, MLK Building. \$3,997,837 (Good)
- Commencement of Construction is anticipated in the Spring 2025 (or earlier) with completion expected by Early 2026 (9 Months)
- Vanguard Construction has committed to 32% MWBE subcontractor utilization plan presented below

Subcontractor	Certification	Supplies/Services	Utilization Plan %
Mac Fielder Inc	NYC Non-Minority WBE	Plumbing	11%
Redd Electric	NYC/NYS Black Male MBE	Electric	15%
Atlas Custom Design	NYS Black Male MBE	Millwork	2%
Custom Design Innovation	NYC/NYS Hispanic Male MBE	Carpentry	4%
			32%

Vendor Performance

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

Project Budget

Kings County Hospital Center New Ambulatory Operating Rooms	
Construction	\$5,835,252
Project Contingency (10%)	\$583,525
Total	\$6,418,777

➤ CP Amendment for Full Funding is in process at OMB

- Authorizing the 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 construct two operating rooms at NYC Health + Hospitals/Kings County Hospital Center for a contract amount of \$5,835,252, with a 10% project contingency of \$583,525, to bring the total cost not to exceed \$6,418,777



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: Vanguard Construction and Development Co., Inc.

Date: August 23, 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

Pending

EEO

Approved

MWBE

32%

CONTRACT APPROVAL

ARK ELECTRIC SYSTEMS

GENERATOR UPGRADE PROJECT

NYC HEALTH + HOSPITALS/ WOODHULL

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Ark Systems Electrical Corp. (the “Contractor”), to undertake a generator upgrade project of NYC Health + Hospitals/Woodhull Medical Center for a contract amount of \$11,970,000, with a 15% project contingency of \$1,795,500, to bring the total cost not to exceed \$13,765,500

WHEREAS, the Woodhull Medical Center (“Woodhull”) has two sets of generators that serve emergency load of the facility that have reached their useful life; and

WHEREAS, generator operability is critical for the facility to provide emergency back-up power to all essential and non-essential building systems during power outages

WHEREAS, due to the current state of the generators, Woodhull purchased two new generators whose delivery is set to begin in Spring, 2025, such delivery necessitating a project to remove the existing outdated generators, modify the space for the new generators, and install such generators; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on July 3, 2024, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; and

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

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

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Ark Systems Electrical Corp. (the “Contractor”), to undertake a generator upgrade project of NYC Health + Hospitals/Woodhull Medical Center for a contract amount of \$11,970,000, with a 15% project contingency of \$1,795,500, to bring the total cost not to exceed \$13,765,500.

**EXECUTIVE SUMMARY
WOODHULL MEDICAL CENTER
GENERATOR UPGRADE CONTRACT
ARK SYSTEMS ELECTRICAL CORP.**

CONTRACT SCOPE: Generator Upgrade

NEED: NYC Health + Hospitals facilities needs general construction and electrical services to undertake the generator upgrade project at Woodhull Medical Center.

CONTRACT DURATION: 12 months, slated to commence Fall of 2024 with anticipated completion in Fall 2025.

PROCUREMENT: A competitive sealed bid was issued on 4/23/2024; twelve contractors attended the pre-bid on site visits on 5/6/2024 and 5/7/2024; four contractors submitted bids with the lowest responsible and responsive bidder being Ark Systems Electrical Corp. for a contract not to exceed total of \$13,765,500.

PRIOR EXPERIENCE: Ark systems Electrical Corp. has previously worked on the Bellevue Men's Shelter project. They have also previously worked on projects for NYCHA, SCA, DDC, and DHS and have received one rating of excellent and three ratings of good.

CONTRACT AMOUNT: \$11,970,000.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Contractor is a certified MWBE contractor, therefore 100% of the contract is MWBE.



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

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

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

Vendor: Ark Systems Electrical Corp.

Date: August 23, 2024

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

Vendor Responsibility

Approved

EEO

Approved

MWBE

100%

Request to Award Contract to Ark Electric Systems for Generator Upgrade Project at Woodhull Medical Center

**Capital Committee
September 9, 2024**

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

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Ark Systems Electrical Corp. (the “Contractor”), to undertake a generator upgrade project of NYC Health + Hospitals/Woodhull Medical Center for a contract amount of \$11,970,000, with a 15% project contingency of \$1,795,500, to bring the total cost not to exceed \$13,765,500

Program Background/ History

- NYC Health + Hospitals' Woodhull Medical Center has two sets of generators which can only serve emergency load, which is 70% of the total 5.8 MW electrical load of the facility.
 - One set of generators is permanent and is 50 years old and has exceeded its expected lifespan. They are part of the building's original construction.
 - One set of generators is temporary and arrived circa 2004 from United States Department of Homeland Security.
 - Generator operability and reliability is critical for the facility to provide emergency back-up power to all essential and non-essential building systems and equipment such as:
 - Fire alarm and life safety systems
 - HVAC equipment for temperature and humidity control
 - IT infrastructure for information systems, applications and security
 - Pumps for domestic water distribution
 - Sterilization of surgical instruments
 - Medical equipment for patient care and monitoring
- Engineering staff at the facility must conduct monthly tests on each set of generators.



Construction Scope & Schedule

- Woodhull Medical Center will have a new state of the art emergency generator system:
- New System:
 - Generators from original construction will remain, and temporary generators will be removed
 - Construction of new concrete pad and foundation for new generator set location
 - Connections to new generator set: three (3) new diesel fired 2 MW Tier 4 emergency generators, and one (1) new diesel fired 2 MW Tier 2 emergency generator, within prefabricated enclosure
 - Provide new diesel pumps, filtration and piping
 - Provide new ventilation and combustion air system, and new chimney/stack system
 - Provide new instrumentation and controls, and switchgear
- Project Benefits:
 - Provide full demand of facility power needs in case of loss of power, plus a standby generator
 - With new generator system, Woodhull can participate in the Con Ed Demand Response program during peak electrical load season.
 - Demand Response provides a financial incentive to organizations who are able to shift electrical loads from the Con Ed grid to generators during periods of peak electrical load, significantly reducing the risk of blackouts and brownouts ensuring the Woodhull community can continue to receive power and Woodhull can receive additional revenue.
- Project Logistics:
 - New generators were pre-purchased in Spring 2023; expected delivery begins first quarter 2025.
 - No impact to patient care
- Project Timeline:
 - Contract Terms: One year
 - Anticipated Contract Start – Fall 2024
 - Anticipated Contract Completion – Fall 2025

Overview of Procurement

- 04/23/2024: Contract solicitation notice posted to City Record
- 05/06/2024, 05/07/2024 : Mandatory Pre-bid Conference, twelve contractors attended
- 07/03/2024: Bid Opening, four bids received
- 07/18/2024: Determination of low bid finalized, and contractor was selected based on the lowest bid amount and responsibility requirements

Construction Contract

- Ark Systems Electrical Corp. is an NYS/NYC Certified MBE vendor and will self-perform construction services
- Ark Systems Electrical Corp is an electrical contractor. The ratings listed in MOCs included 1 Excellent and 3 Good.
- Ark Systems has previously worked with DASNY on the Bellevue Men's Shelter project. Other public agency work includes NYCHA, SCA, DDC, and DHS.
- Contract amount is \$11,970,000
- Construction expected to begin Fall 2024 completion in expected in Fall 2025 (12 Months)

Project Budget

Woodhull/Generator Upgrade	
Construction	\$11,970,000
Project Contingency (15%)	\$1,795,500
Total	\$13,765,500

*Full funding for this project has been allocated and CP is pending with OMB.

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Ark Systems Electrical Corp. (the “Contractor”), to undertake a generator upgrade project of NYC Health + Hospitals/Woodhull Medical Center for a contract amount of \$11,970,000, with a 15% project contingency of \$1,795,500, to bring the total cost not to exceed \$13,765,500