

CAPITAL COMMITTEE
MEETING AGENDA

November 4, 2024
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- ADOPTION OF MINUTES – September 9, 2024 José Pagán
- VICE PRESIDENT’S REPORT Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Leora Jontef**
New York City Health and Hospitals Corporation (the “System”) to execute a revocable license agreement with Bellevue Day Care Center, Inc. (“BDCC”) for approximately 3,661 square feet on the first floor at NYC Health + Hospitals/Bellevue (“Bellevue”) and the use of the outdoor playground within Bellevue’s First Avenue Garden in which to operate a licensed child care center for Bellevue staff and the community for a term of 5 years with the occupancy fee waived.
Vendex: NA
EEO: NA
- **Resolution** **Leora Jontef**
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a renewal lease with LSS Leasing Limited Liability Company (“Landlord”) for approximately 5,120 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “Premises”) to house the Woman’s Medical Center (the “Center”) operated by NYC Health + Hospitals/ Gotham Health (“Gotham”) for an initial term of 15 years with the System holding two 5-year options to extend the lease at an initial rent of \$62.50/sf to increase annually at 3% for an initial annual rent of \$320,000 and a total rent over the potential term of 25 years of \$11,666,965.
Vendex: NA
EEO: NA
- **Resolution** **Leora Jontef**
Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a renewal sublease with Pediatrics Specialties of Queens, P.C. (the “P.C.”) for approximately 2,457 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “Premises”) in which the P.C. will continue to operate a pediatric medicine practice collocated with the Woman’s Medical Center (the “Center”) operated by NYC Health + Hospitals/ Gotham Health (“Gotham”) for an initial term of 7.5 years at an initial rent of \$64/sf to increase annually at 3% for an initial annual rent of \$157,248; provided the P.C. shall have an option to extend the term of the sublease by another 7.5 years; and provided further, the System shall hold an option to take back up to 25% of the area subleased to the P.C. on one year’s prior notice and with a corresponding reduction in the sublease rent payable by the P.C., with the total sublease rent over the maximum potential 15 year term of \$2,924,642.
Vendex: NA

EEO: NA

- **Resolution** **Leora Jontef**
 Authorizing the New York City Health and Hospitals Corporation (the “System”) to sign a ten year lease with ACE 3003 Avenue L LLC (the “Landlord”) for approximately 1,200 square feet of ground floor space at 1902 Flatbush Avenue, Brooklyn, to operate a Supplemental Food Program for Women, Infants and Children (the “WIC Program”) managed by NYC Health + Hospitals/South Brooklyn Health (“South Brooklyn”) at a rent of \$54,000 per year, or \$45/sf to be escalated by 2.5% per year that is payable only after two months at no rent with an option to terminate after five years exercisable only by the System if WIC Program funding is discontinued provided the System makes a termination payment of three months’ rent on termination and with a further option held by the System to renew the lease for an additional five years for a total rent of \$968,324 due over the potential 15 year term.
Vendex: NA
EEO: NA
- **Resolution** **Manuel Saez, PhD**
 Authorizing New York City Health and Hospitals Corporation (the “System”) to further increase the funding by \$8,000,000 for its previously executed agreement with Array Architects, Inc. (“Array”) for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/Woodhull Hospital (“Woodhull”) that began in June 2020 in connection with the System’s Correctional Health Services (“CHS”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, \$1,960,238 in May 2023, \$3,477,599 in November 2023, such that the funding is increased from \$22,325,006 to a total not to exceed sum of \$30,325,006 and to extend the contract by 3 years to November 30, 2028, with anticipated construction completion of December 2027.
Vendex: Approved
EEO: Approved
- **Resolution** **Manuel Saez, PhD**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract for three years, with two one-year renewal options with Mico Cooling Corp. (the “Contractor”), to undertake essential preventative maintenance and repair services of refrigeration and related cooling equipment for a contract amount of \$6,668,810, with a 20% project contingency of \$1,333,762, and emergency repairs allowance of \$666,881 to bring the total cost not to exceed \$8,669,454.
Vendex: Pending
EEO: Approved
- **Resolution** **Manuel Saez, PhD**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract or 3 years with 2 one-year renewal options with Carrier Corporation (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,869,290, with a 20% project contingency of \$373,858, to bring the total cost not to exceed \$2,243,147.
Vendex: Pending

EEO: Pending

- Resolution** **Manuel Saez, PhD**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Johnson Controls, Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$4,626,212 with a 20% project contingency of \$925,242, to bring the total cost not to exceed \$5,551,454.

Vendex: Pending

EEO: Pending

- Resolution** **Manuel Saez, PhD**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Trane U.S., Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,523,691 with a 20% project contingency of \$304,738 to bring the total cost not to exceed \$1,828,429.

Vendex: Pending

EEO: Pending

- Resolution** **Manuel Saez, PhD**
 Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to increase the funding by \$5,000,000 to its previously negotiated and executed requirements contracts with seven Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The cumulative not to exceed value for services provided by all such consultants shall increase from \$10,000,000 to \$15,000,000.

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 eight Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, LiRo Architects + Planners, P.C., Hoffmann Architects and Engineers of NY, D.P.C., Lothrop Associates Architects, D.P.C, Superstructures Engineering and Architecture, PLLC, Urbahn Architects, PLLC, and Thornton Tomasetti, Inc., to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the System, the cumulative not to exceed value for services provided by all such consultants shall not exceed \$20,000,000. The contract effective date is January 1, 2026 for an initial term of three years with two option years.

Vendex: Approved or pending for all vendors.

EEO: Approved or pending for all vendors.

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

SEPTEMBER 9, 2024

Capital Committee Meeting – September 9, 2024

As reported by: José Pagán

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

José Pagán called the meeting to order at 10:21 a.m. and stated for the record that Karen St. Hilaire would be representing Molly Wasow Park in a voting capacity.

Mr. Pagán called for a motion to approve the minutes of the July 1, 2024 Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on July 1, 2024, were unanimously approved.

VICE PRESIDENT REPORT

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

Mr. Saez noted that, this past 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.

Mr. Saez and Mr. Indar thanked team members and system-wide partners for their support in these accomplishments.

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 Health + Hospitals/Jacobi, we have started construction on the Building 6 MRI and the 11 East Operating Rooms.

At NYC Health + Hospitals/Lincoln we completed the Wellness Room and it is currently being used by staff.

At NYC Health + Hospitals/Elmhurst, Governor Kathy Hochul generously invested \$27.5 million to expand maternal and pediatric health wings.

Deborah Morris read the resolution into the record:

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.

Ms. Morris was joined by Melissa Brody, Associate Director of Operations, NYC Health + Hospitals/ Bellevue. They presented summary information on the current and anticipated services, existing location, logistics and lease terms.

- Ms. Hernandez-Piñero commented that she was not aware that fair market rent was not applicable if a percentage of the gross sales will be considered as payment and asked if that was a rule we follow: Ms. Morris responded, yes. Ms. Hernandez-Piñero inquired about the start date for rent payments. It was confirmed that rent will not begin until after the renovation is completed.
- Mr. Pagán asked questions on behalf of Ms. Wang. Has Lori's been operating under the terms of the prior agreement since its expiration in May 2020? Ms. Brody said yes, they have been operating under the terms of the old agreement since its expiration.

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 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.

Ms. Morris was joined by Marzya Sdrewski, Chief Operating Officer, and Michael Geldert, Associate Executive Director, NYC H+H / Queens. They presented summary information on services, anticipated services, logistics and lease terms.

- Ms. Hernandez-Piñero noted that we were getting a higher price per square foot than appraised and asked if that was because we could get a better price. Ms. Morris said yes.
- Ms. Hernandez-Piñero asked if the rent would be frozen during the \$150,000 capital investment period. Mr. Geldert said yes, the rent will not begin until renovations are complete.
- On behalf Ms. Wang, Mr. Pagán inquired about the reason for the principals of Andy's to create a new restaurant concept. In response, Mr. Geldert explained that the new concept encompasses both new food options and the integration of certain elements from the previous vendor.

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

Mr. Saez read the resolutions into the record:

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.

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.

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.

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.

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, and Al Channer, Senior Director, NYC Health + Hospitals/Office of Facilities Development, who narrated a presentation providing background information, overview of scope services, procurement process, contract terms, and MWBE status.

- Ms. Hernandez-Piñero asked if many of the MWBE firms in the pools were familiar to the System as subs under our prior consultant contracts. Mr. Channer said that there were a few that were familiar but many that were not. Ms. Hernandez-Piñero said she was pleased that so many MWBE firms has responded. Mr. Channer agreed.
- On behalf of Ms. Wang, Mr. Pagán noted that the diversity of vendors was impressive and the amount of work that went into the process was notably extensive and asked the following questions;
 - Would work issued under these contracts come before the Board again at any time? Mr. Indar responded they will be assigned by mini bids process since the larger pool is being approved by the Board.
 - Was the not-to-exceed amount reached on the prior contracts. Mr. Indar responded the NTEs has not be exceeded, however, the contract terms will expire and it is in the best interest of the Corporation to go back out to market for competitive pricing.

- o How are the not-to-exceed limits for these new pools developed? Mr. Indar responded it was based on historical spend and projections with some consideration for any potential unexpected projects that might arise.
 - o How is work issued under the contracts tracked to ensure not-to-exceed amounts are maintained. Mr. Indar responded that we have a database that we keep track of each of the pools and the vendors and as work orders are issued and approved and assigned to these vendors, we keep a list per vendor and we track that against the NTE that's approved by the Board to ensure that we do not go over or exceed, and if we are approaching it, we come back and ask for authorization to either increase it or issue an award for a new pool.
- Ms. Hernandez-Piñero asked how the commitment rate that Mr. Saez referenced in his report reflected on or tied to construction project completion. Mr. Saez said he would have to look into that. Dr. Katz noted that the volume of construction in recent years had grown exponentially. Mr. Saez agreed.

After discussion - upon motion duly made and seconded the four AP and MEP pool resolutions 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 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.

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, and Geoffrey Gorousingh, Director, NYC Health + Hospitals /Office of Facilities Development, and Graham Gulian, Chief Operating Officer, NYC Health + Hospitals/Kings, who 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 additional two rooms will accommodate the growing pipeline of Ambulatory Surgery needs. Mr. Gulian said yes, with these procedures being reassigned from the existing 10 operating room to these two operating rooms.

- Ms. Hernandez-Piñero noted that Vanguard was working on a number of projects throughout the System and asked if we were confident that they could continue to perform as needed. Mr. Gulian said yes, they were working on another project at the facility and had been doing well. Mr. Gonzalez noted that they had sufficient resources and would have a separate team on this project.
- Dr. Katz noted that it was industry practice to separate ambulatory surgeries from other surgeries and their workflow so this project should provide great benefit to the facility.

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 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.

Mr. Saez was joined by Oscar Gonzalez, Senior Assistant Vice President, and Kristina Blazeovski-Charpentier, Director, NYC Health + Hospitals/Office of Facilities Development, and Lisa Scott-McKenzie, Chief Operating Officer, NYC Health + Hospitals/Woodhull, who narrated a presentation providing background information, overview of project scope, solicitation process, contract terms, MWBE status, and project budget.

- Ms. Scott-McKenzie noted that she eagerly anticipated this project moving forward as the facility had experienced a major emergency last year and this project would enhance resiliency and ensure that did not happen again. Dr. Katz agreed and thanked her for being there and overseeing the project.
- Ms. Hernandez-Piñero asked if the old equipment was being kept, and why. Mr. Gonzalez said it would be decommissioned but would remain on-site because of financial and logistical issues in removing.
- Ms. Hernandez-Piñero asked if the temporary generators would remain on-site. Ms. Scott-McKenzie said the new generator would have greater capacity so the tertiary should not need to be

relied on but she would like to keep it. Mr. Saez responded they would discuss further.

- Dr. Katz noted that he was often surprised by how much it could cost to remove or demolish things and so he understood the plan to leave the existing equipment in place.

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

There being no further business, the Committee Meeting was adjourned at 11:05 a.m.

VICE PRESIDENT'S REPORT

Vice Presidents Report

- Hello, we are in the midst of a very busy fall for OFD.
- At NYC H+H/Bellevue, the south standpipe project is substantially completed, and we have started work on the anti-ligature project. The standpipe riser supplies water to a portion of the fire sprinkler distribution system. Bellevue has 7 standpipes (risers) in total. This standpipe was in disrepair and needed to be replaced. The anti-ligature project will provide a safer environment for our inpatient behavior health patients.
- At NYC H+H/ Harlem, the Wellness room for staff was completed and is in use.
- At NYC H+H/ Metropolitan, we are nearing substantial completion for the flood wall project financed by FEMA, which will provide flood protection from surges up to the 500 year flood-plan once completed.
- At NYC H+H/ SBH, we held a Project Kick Off Celebration for Integrated Women's Health with Brooklyn Borough President Antonio Reynoso. The space will improve access to high quality mother centered care by focusing on the patient and family experience.
- At NYC H+H/ Kings, the Local Law 11 work on the P Building is nearing substantial completion, which will allow us to remove sidewalk sheds and support the Mayors Get Sheds down initiative.
- At NYC H+H/ Lincoln: we have begun on our Parking Garage project, which will improve our parking structure for our patients and visitors.
- Due to the changes in the healthcare landscape within the communities surrounding both NYC H+H/Bellevue and NYC H+H/ Kings County, we are experiencing an increase in the demand for Emergency services and Inpatient services at both sites. Anticipating this increase, and the need to expand the capacity in the Emergency Department (ED) at both of these facilities, design work is underway for projects to expand ED capacity at both facilities. Both of these projects are critical for the system to ensure we can continue providing essential healthcare services at a high level and in a safe environment for both of these communities. We anticipate coming to the Board in calendar year 2025 with construction contracts for both of these projects.
- We have 8 items with 11 resolutions today, three real estate items and five capital items.

LICENSE AGREEMENT

BELELVUE DAYCARE CENTER, INC.

CHILD CARE CENTER

NYC HEALTH + HOSPITALS/ BELLEVUE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a revocable license agreement with Bellevue Day Care Center, Inc. (“**BDCC**”) for approximately 3,661 square feet on the first floor at NYC Health + Hospitals/Bellevue (“**Bellevue**”) and the use of the outdoor playground within Bellevue’s First Avenue Garden in which to operate a licensed child care center for Bellevue staff and the community for a term of 5 years with the occupancy fee waived.

WHEREAS, BDCC is a non-profit corporation founded in 1971 by members of the Auxiliaries of Bellevue Hospital Center with the mission of providing early education and child care services to Bellevue employees and the surrounding community; and

WHEREAS, since 2006, BDCC has occupied 3,031 square feet in the C+D Building and has had the use of the outdoor playground within Bellevue’s First Avenue Garden where it has offered licensed early education and child care services for children 6 months to 4 years old; and

WHEREAS, over the years, BDCC has become a highly valued and integral part of the larger Bellevue community; and

WHEREAS, BDCC wishes to expand into 630 square feet on the First Floor of the Administration Building to add a multipurpose space and another classroom adjacent to the existing location using funds provided by the New York City Council; and

WHEREAS, BDCC’s tuition, at \$2,250/month for infants 6-12 months and \$2,200/month for toddlers 1-3 years, is approximately 25% below the market rate for such services; and

WHEREAS, additionally Bellevue staff receives a tuition discount of 13% for infants (\$1,950/month) and 12.5% for toddlers (\$1,925/month); and

WHEREAS, furthermore, BDCC assists Bellevue families apply for vouchers through their union and/or program through NYC Administration of Children’s Services, assists Bellevue families in enrolling at BDCC with additional assistance from the NYS Facilitated Enrollment subsidy and offers free referral services for families with children who have special needs; and

WHEREAS, responsibility for administering the proposed license will be with Bellevue’s Chief Executive Officer.

NOW, THEREFORE, be it

November 2024

RESOLVED, that New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute a revocable license agreement with Bellevue Day Care Center, Inc. (“**BDCC**”) for approximately 3,661 square feet on the first floor at NYC Health + Hospitals/Bellevue (“**Bellevue**”) and the use of the outdoor playground within Bellevue’s First Avenue Garden in which to operate a licensed child care center for Bellevue staff and the community for a term of 5 years with the occupancy fee waived.

**EXECUTIVE SUMMARY
REVOCABLE LICENSE AGREEMENT
BELLEVUE DAY CARE CENTER, INC.
NYC HEALTH + HOSPITALS/BELLEVUE**

OVERVIEW: The President seeks authorization from the System's Board of Directors to execute a 5-year revocable license agreement with Bellevue Day Care Center, Inc. ("**BDCC**") for 3,661 square feet on the first floor at NYC Health + Hospitals/Bellevue ("**Bellevue**") and the use of the outdoor playground within Bellevue's First Avenue Garden in which to operate a licensed child care center for Bellevue staff and the community.

BDCC is a non-profit corporation founded in 1971 by members of the Auxiliaries of Bellevue Hospital Center with the mission of providing early education and child care services to Bellevue employees and the surrounding community. Since 2006, BDCC has occupied 3,031 square feet in the C+D Building and has had the use of the outdoor playground within Bellevue's First Avenue Garden where it has offered licensed early education and child care services for children 6 months to 4 years old.

PROGRAM: BDCC's tuition, at \$2,250/month for infants 6-12 months and \$2,200/month for toddlers 1-3 years, is approximately 25% below the market rate for such services. Additionally, Bellevue staff receives a tuition discount of 13% for infants (\$1,950/month) and 12.5% for toddlers (\$1,925/month). Furthermore, BDCC assists Bellevue families apply for vouchers through their union and/or program through NYC Administration of Children's Services, assists Bellevue families in enrolling at BDCC with additional assistance from the NYS Facilitated Enrollment subsidy and offers free referral services for families with children who have special needs.

TERMS: BDCC wishes to expand into 630 square feet on the First Floor of the Administration Building to add a multipurpose space and another classroom adjacent to the existing location using funds provided by the New York City Council. No System funds will be expended in the preparation of space for BDCC's occupancy or in the operation of its program.

BDCC will be responsible for interior non-structural repairs and maintenance.

**Request to Authorize
License Agreement with
Bellevue Day Care Center, Inc. at
NYC Health + Hospitals/ Bellevue**

**Capital Committee
November 4, 2024**

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

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a revocable license agreement with Bellevue Day Care Center, Inc. (“**BDCC**”) for approximately 3,661 square feet on the first floor at NYC Health + Hospitals/Bellevue (“**Bellevue**”) and the use of the outdoor playground within Bellevue’s First Avenue Garden in which to operate a licensed child care center for Bellevue staff and the community for a term of 5 years with the occupancy fee waived.

- Affordable childcare is a national challenge
 - Nearly 60 percent of U.S. children under six spend time in non parental child care
 - Over 75% of U.S. families that search for care had difficulty finding affordable options
 - Nearly three quarters of child care centers in the US had excess demand for slots

- Finding affordable child care is harder for working families with lower and middle incomes
 - Lower income households that pay for care spend an average of over 30% of their income on child care
 - Households earning less than \$100k a year spend more than 10% of their income on child care

- Hospitals and health care providers have increasingly recognized child care benefits as a valuable tool to recruit and retain staff

Sources: Improving Access, Affordability, and Quality in the Early Care and Education Market, White House Council of Economic Advisors, July 18, 2003. <https://www.whitehouse.gov/cea/written-materials/2023/07/18/improving-access-affordability-and-quality-in-the-early-care-and-education-ece-market/>

To Retain Nurses and Other Staffers, Hospitals are Opening Child Care Centers; Kaiser Health News; August 1, 2002. <https://kffhealthnews.org/news/article/to-retain-nurses-and-other-staffers-hospitals-are-opening-child-care-centers/>

Bellevue Day Care Center

- Child care is important to the Bellevue workforce and the Kips Bay Community
 - Working families in a high cost area can uniquely benefit from affordable, convenient child care options

- The Bellevue Day Care Center is well established and highly valued by the staff and the community
 - On-site location is very convenient for Bellevue staff
 - Discounted rates for Bellevue staff and community members in Kips Bay neighborhood

- The Bellevue Day Care Center (the “BDCC”) is a not-for-profit organization established in 1971
 - The original location was within the Bellevue School of Nursing Building

- The BDCC has operated at its current location within Bellevue’s C&D Building since 2006
 - The most recent agreement expired in 2020 during the height of the COVID pandemic when renewal did not occur
 - The BDCC has continued operating without an agreement

Current Enrollment

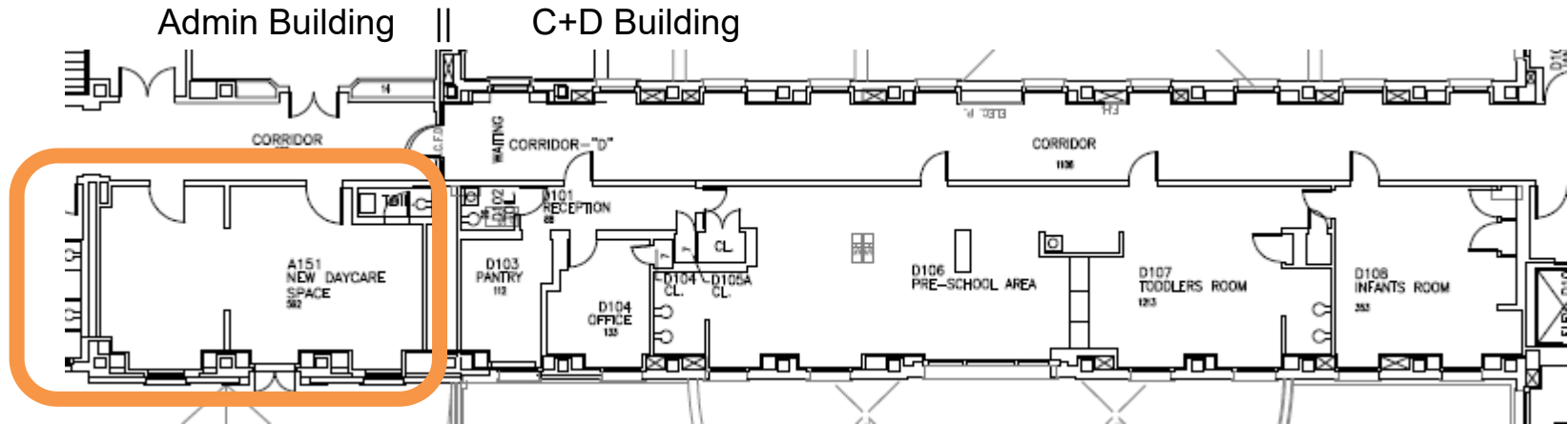
- The BDCC currently offers 33 childcare spots
- The BDCC prioritizes Bellevue staff to target at least 51% enrollment for the Infant & Toddler programs

	Enrollment	Bellevue Staff
Infants and Toddlers (6 months – 3 years)	16 of 18 spots	8 of 16 enrolled (50%)
Pre-School (3 – 4 years)	15 of 15 spots	2 of 15 enrolled* * managed by NYC DOE

- Program is regulated by multiple agencies:
 - NYC DOH permittee
 - NYC DOE licensee
 - NYC DOE manages pre-school enrollment

- The BDCC's seeks to maintain affordable tuition while providing the highest quality of care to the local community
 - BDCC offers below market rates to Bellevue staff and the Kips Bay community
 - Bellevue Staff Rate
 - \$1,950/month for infants
 - \$1,925/month for toddlers
 - Community Rate (non-staff)
 - \$2,250/month for infants
 - \$2,200/month for toddlers
 - Market rates in Kips Bay range from \$2,600 to \$3,000/month
- The BDCC provides support Bellevue staff to obtain additional financial assistance and resources
 - NYC Administration of Children's Services (ACS) vouchers
 - NYS Facilitated Enrollment Subsidy
 - Employee union incentives
 - Free referral services for children who have special needs

Existing Space + Expansion



- The BDCC currently occupies 3,031 square feet in the C+D Building.
- Expansion of 630 square feet on the First Floor of the Administration Building, next to the Bellevue Chapels to add a multipurpose space and another classroom adjacent to the existing location
- Existing space and expansion space are not readily convertible into patient care space
- The cost of construction is funded by a grant from the New York City Council to the BDCC
- The BDCC will have four classrooms with sufficient space to operate four programs:
 - Infants; Toddlers; 3K; PreK
 - Enrollment slots are expected to grow from 33 to 42
- The BDCC has exclusive access to an outdoor playground within Bellevue's First Avenue Garden

License Terms

- Term: Five years, terminable by either party upon thirty days notice without cause
- Location: 3,661 square feet on the first floor in the Administration/C+D Building at NYC Health + Hospitals/Bellevue (“**Bellevue**”) and the use of the outdoor playground within Bellevue’s First Avenue Garden
- Hours of Operation: 8:00 AM to 5:45 PM
- Occupancy Fee: Waived for the benefit conferred by staff having access to affordable, convenient and discounted childcare with prioritization of Bellevue staff to fill at least 51% of Infant and Toddler program slots

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a revocable license agreement with Bellevue Day Care Center, Inc. (“**BDCC**”) for approximately 3,661 square feet on the first floor at NYC Health + Hospitals/Bellevue (“**Bellevue**”) and the use of the outdoor playground within Bellevue’s First Avenue Garden in which to operate a licensed child care center for Bellevue staff and the community for a term of 5 years with the occupancy fee waived.

HELMSLEYSPEAR

April 30, 2024

Deborah Morris
Senior Director
Land Use Planning and Real Estate
NYC Health + Hospitals
50 Water Street
New York, NY 10004

Re: Appraisal of Bellevue Daycare Center

Located within the Bellevue Hospital Center, 462 First Avenue, New York, NY 10016

Dear Deborah,

Pursuant to your request, you have asked us to evaluate and assess the fair market value (FMV) rent of the existing daycare facility, based on the information that you provided to me, knowledge of area rental values and the condition of the premises. The evaluation is subject to the following assumptions:

- The hospital sublets/licenses space to an outside vendor providing child daycare services.
- The square footage of the unit is approximately 3,300 square feet (SF).
- The space is located within the medical facility on the ground floor, Chapel Hall, Suite D-100.
- This evaluation is for the purpose of establishing the FMV to license the referenced property and considers numerous factors including but not limited to location, market conditions, market area comparables, lease term and locations, as well as tenant improvements.

The Bellevue Daycare Center is located on the Bellevue Medical Center grounds, specifically located at 462 First Avenue, Chapel Hall, Suite D-100 (1st floor). It is readily accessible by the 4 and 6 subway lines and by numerous bus routes running along First Avenue. Building parking within the hospital campus is limited but there is surface street parking available and multiple parking garages available within the area.

The daycare center itself consists of a vestibule and reception, an infant room, a toddler room, a preschool, crib area, warming pantry, a bathroom for the children and a bathroom for the staff. There are also several storage and closet areas. This space was built with a proper design for a children's daycare program and is appropriately sized for the program's use and efficiency.

The method of measurement used to calculate available square footage gives us an accurate reading, leading to a truer measure of the useable square footage than is found in a traditional office or retail space. Traditional office spaces generally suffer a loss factor of 30% or greater, meaning that a 3,300 RSF requirement necessitates approximately 4,290 RSF to achieve the same net square footage result. Retail would have a truer usable vs. rentable square foot measurement but would result in greater rentable square foot cost.

Regardless of use, space in community facilities, medical offices or hospitals found in this area typically compete with retail/commercial space. Rents range from approximately \$60 - \$100 per RSF for retail. The low-end spectrum of the market should typically be in the older, un-renovated or minimally renovated offices or residential buildings. They would typically have been converted to small spaces found on the ground floor of residential buildings and would not provide full building services. Such offices would generally be found on side street locations. However, the size of the unit being evaluated for this report is typically not found in these buildings due to use limitations and security concerns. Childcare is a specific use not always welcomed or complementary to a building but is necessary and important for the local community being served. Tenants may also pay a premium in rent to Landlords for the use and location on either the ground, 2nd floor or lower level. The high-end spectrum of the market would be in the larger and recently renovated buildings providing more services. Those spaces and buildings are more limited in this location.

More commonly, the use for children's daycare would be found in retail spaces leased to either retail users or non-retail users taking advantage of street presence and increased visibility. Children's daycare programs in these buildings would strictly adhere to code (both Buildings Dept. and Health Dept.), be in excellent condition with enhanced plumbing, electric and HVAC systems, and in many instances would also have substantial fixture improvements within the space (millwork, plumbing fixtures and cabinetry) to meet the needs of this type of program. These building spaces, while used for children's daycare, would also be quite suitable for medical or general offices and specifically retail.

Retail space in a hospital zone typically rents at a premium based on its proximity to a hospital. The added population and street traffic is a financial benefit most tenants of the space are willing to pay for. This children's daycare center was designed to be beneficial to hospital staff and personnel who could bring their children to the program and have them receive daycare services nearby in a healthy environment while the parents work in the adjoining hospital buildings. Accordingly, we value the space at approximately \$64 per RSF, net of any services and any additional physical space add, to account for common areas within the premises or common areas needed for access to the premises.

In addition to the base rent of \$64 per RSF, which we previously described as net, you would add in, if appropriate and not rent inclusive, approximately \$3.50 per RSF for utility services, as much as \$5 per RSF for IT and telephone services, and \$2.25 per RSF for cleaning if provided to tenant. These charges are the tenant's responsibility to contract for and maintain. In addition to these services, the tenants occupying the spaces may be required to maintain service contracts or maintenance of AC, communications or office equipment, etc.

It would be appropriate for the tenant to negotiate an escalation provision to the base rent/fee of 2.5% commencing in the second year of the agreement. This would be a commercially fair and reasonable term based on the data information assessed in this report.

It must be noted that the purpose of this FMV is to establish a base rental rate for a lease renewal and to establish a proper billing methodology to encourage employees to take advantage of this

on-site but privately run daycare program. The infrastructure and equipment must be evaluated when determining this build out and FF&E component to establish an ultimate rental value.

It is important to note, however, that while this is a well-functioning daycare center, it is also an older installation with furnishings and equipment of the same age. As such, the useful life of the installation has been significantly amortized and the equipment may be in need of upgrades, repair or replacement. Accounting for this, therefore, it would be proper to recognize that the value of this unit might be reduced by as much as \$10 per RSF for any potential tenant or licensee using the space for the same purpose which tenant would be charged with the obligation to upgrade, repair, replace and modernize both the space, equipment and infrastructure to meet current code requirements for the use.

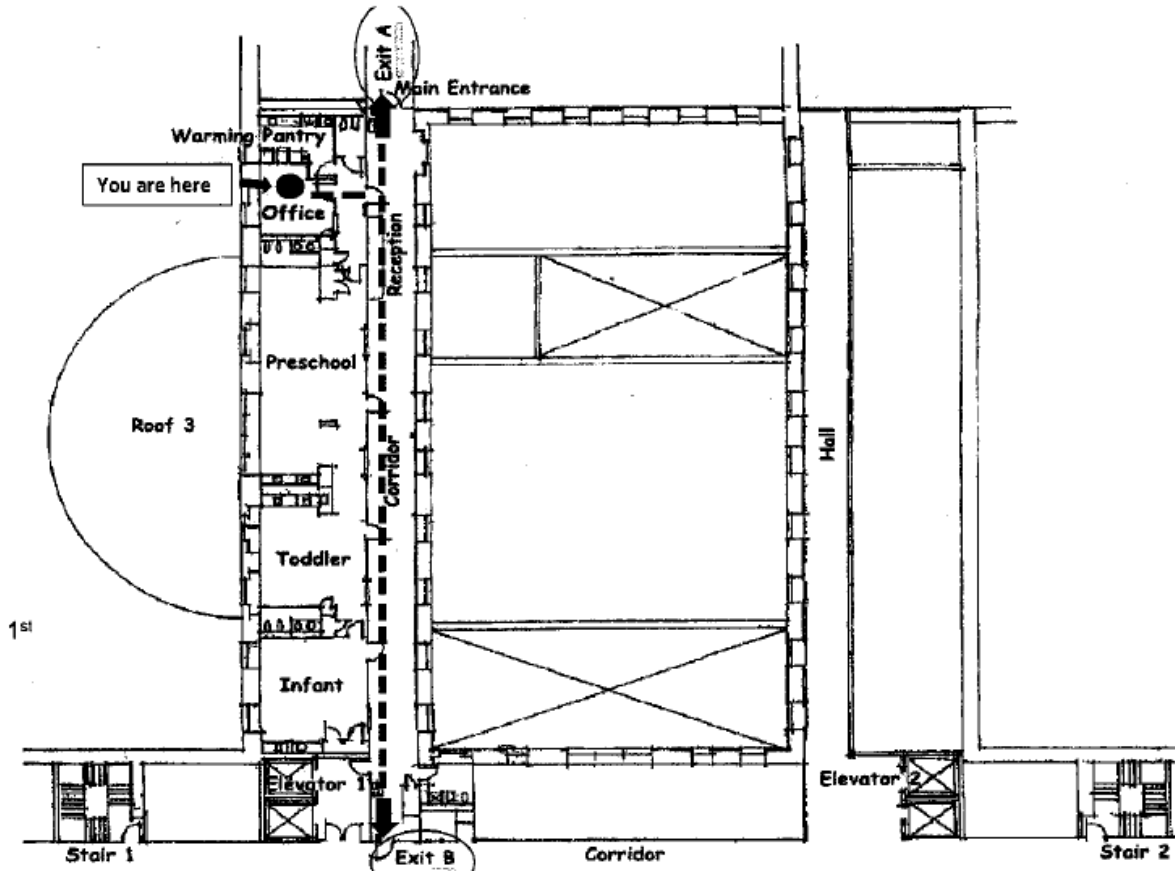
In the event I can be of any further assistance to you, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Dubin". The signature is fluid and cursive, with a prominent loop at the end.

Michael Dubin
Executive Managing Director
Helmsley Spear

ADDENDUM: FLOOR PLAN



LEASE RENEWAL

LSS LEASING LIMITED LIABILITY COMPANY

59-17 JUNCTION BLVD., QUEENS

WOMAN'S MEDICAL CENTER

NYC HEALTH + HOSPITALS/ GOTHAM

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a renewal lease with LSS Leasing Limited Liability Company (“**Landlord**”) for approximately 5,120 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “**Premises**”) to house the Woman’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/ Gotham Health (“**Gotham**”) for an initial term of 15 years with the System holding two 5-year options to extend the lease at an initial rent of \$62.50/sf to increase annually at 3% for an initial annual rent of \$320,000 and a total rent over the potential term of 25 years of \$11,666,965.

WHEREAS, the Center is a community-based health care center that has been providing primary care, including prenatal care and gynecological services, to the residents of the Corona section of Queens since 2000; and

WHEREAS, in November 2019, the System’s Board of Directors authorized a 5-year renewal of the lease for the Premises; and

WHEREAS, approximately half of the Premises has been, and will continue to, be occupied by a subtenant, Pediatrics Specialties of Queens, P.C., which will continue its arrangement of paying approximately 48% of the occupancy costs associated with the Center; and

WHEREAS, the proposed sublease with Pediatrics Specialties of Queens, P.C. will be the subject of a separate resolution presented to the System’s Capital Committee and Board for authorization; and

WHEREAS, there remains a need for primary care services in this section of Queens and extending the existing lease for the Premises will allow the Center to continue to serve the community and;

WHEREAS, responsibility for administering the proposed lease will be with the System’s Sr. Vice President for Ambulatory Care.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute a renewal lease with LSS Leasing Limited Liability Company (“**Landlord**”) for approximately 5,120 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “**Premises**”) to house the Woman’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/ Gotham Health (“**Gotham**”) for an initial term of 15 years with the System holding two 5-year options to extend the lease at an initial rent of \$62.50/sf to increase annually at 3% for an initial annual rent of \$320,000 and a total rent over the potential term of 25 years of \$11,666,965.

**EXECUTIVE SUMMARY
RENEWAL LEASE
WITH LSS LEASING LIMITED LIABILITY COMPANY
FOR
5,120 SF AT 59-17 JUNCTION BOULEVARD, CORONA, QUEENS**

OVERVIEW: The President seeks authorization from the System’s Board of Directors to execute a 15-year lease extension agreement WHICH GIVES THE System two 5-year options to renew with LSS Leasing Limited Liability Company (the “**Landlord**”) for space at 59-17 Junction Boulevard, Borough of Queens to house the Women’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/Gotham Health (“**Gotham Health**”).

PROGRAM: The Center is a community-based health care center that has been providing primary care services to residents of the Corona section of Queens since 2000. The Center offers a full range of primary care services for women and children including prenatal care and gynecological services. There remains a need for primary care services in this section of Queens and extending the lease for this site will allow the Center to continue to serve the community. Under a sublease agreement, Pediatric Specialties of Queens occupies approximately half the entire area leased and is responsible under the agreement for payment of half of the occupancy costs. The Center is open Monday through Friday 8:00 a.m. to 4:30 p.m.

PRIOR TERMS: The Center has occupied the subject location under a lease dated April 6, 1999 and that commenced on January 17, 2000. From its inception, the System subleased about 48% of the space to Pediatrics Specialties of Queens, P.C. for 48% of the occupancy costs. The original lease was for ten years and the Corporation held a five-year option to renew the lease. In November 2019, the System’s Board authorized a 5-year renewal of the lease. The prior lease required the System to pay base rent that escalated at 3% annually and to pay its proportionate share of increases in real estate taxes on the property over a 2020/2021 base year. Currently, the monthly base rent is \$25,451.51 and there are no real estate tax escalations.

TERMS: The System will continue to occupy approximately 5,120 square feet of ground floor space with half the space sublet to Pediatrics Specialties of Queens, P.C. The 15-year lease extension will include two 5-year option terms. The base rent will start at \$320,000 per year or \$62.50/sf. The base rent will be escalated by 3% per year. The lease will use an updated 2024-2025 base tax year and thus, in the first year of the new lease, there will be no tax charges. The Landlord will make improvements to the Premises at its expense including, replacement of the condenser units and balance systems; replace cabinet systems in noted 6 offices; repair flooring, in areas noted on attached plan; replace proximity door system with physical switch system; install “air curtain” at main entry door.

The rent for this lease extension has been determined to be a fair market value rate. The rent will total \$11,666,965 over the potential 25-year term. The rent represents a continuation of the previous rent at the prior rate of annual increase despite the substantial costs Landlord will incur to make the agreed improvements to the premises.

The Landlord will be responsible for structural repairs and maintenance and the repair and maintenance of all common areas including sidewalks, curbs and parking lots. The Tenant will be responsible for interior non-structural repairs and maintenance. The Tenant will be responsible for payment of separately metered utilities.

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a renewal sublease with Pediatrics Specialties of Queens, P.C. (the “**P.C.**”) for approximately 2,457 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “**Premises**”) in which the P.C. will continue to operate a pediatric medicine practice collocated with the Woman’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/ Gotham Health (“**Gotham**”) for an initial term of 7.5 years at an initial rent of \$64/sf to increase annually at 3% for an initial annual rent of \$157,248; provided the P.C. shall have an option to extend the term of the sublease by another 7.5 years; and provided further, the System shall hold an option to take back up to 25% of the area subleased to the P.C. on one year’s prior notice and with a corresponding reduction in the sublease rent payable by the P.C., with the total sublease rent over the maximum potential 15 year term of \$2,924,642.

WHEREAS, the Center is a community-based health care center that has been providing primary care, including prenatal care and gynecological services, to the Corona section of Queens since 2000; and

WHEREAS, throughout the time that the Center has operated at this address, the P.C. has subleased from the System half the leased space and has paid the System half the rent and other occupancy costs; and

WHEREAS, the P.C. has four pediatricians in its practice all of whom are fluent in English and Spanish and which, over the years, has complimented the functions of the Center; and

WHEREAS, there is a shortage of pediatricians in the Corona area of Queens and especially physicians who are fluent Spanish speakers and thus, the P.C. responds to a critical need; and

WHEREAS, the P.C. accepts Medicaid in payment for its services; and

WHEREAS, approval for the System’s lease from the property owner, LSS Leasing Limited Liability Company, is the subject of a separate resolution presented to the Board of Directors with this one; and

WHEREAS, in November 2019, the System’s Board of Directors authorized a 5-year renewal of the System’s lease for the Premises and, at the same time, authorized a corresponding renewal of the proposed sublease with the P.C.; and

WHEREAS, responsibility for administering the proposed lease will be with the System’s Sr. Vice President for Ambulatory Care.

NOW, THEREFORE, be it

RESOLVED, that New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute a renewal sublease with Pediatrics Specialties of Queens, P.C. (the “**P.C.**”) for approximately 2,457 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “**Premises**”) in which the P.C. will continue to operate a pediatric medicine practice collocated with the Woman’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/ Gotham Health (“**Gotham**”) for an initial term of 7.5 years at an initial rent of \$64/sf to increase annually at 3% for an initial annual rent of \$157,248; provided the P.C. shall have an option to extend the term of the sublease by another 7.5 years; and provided further, the System shall hold an option to take back up to 25% of the area subleased to the P.C. on one year’s prior notice and with a corresponding reduction in the sublease rent payable by the P.C., with and a total rent over the 15 year term of \$2,924,642.

**EXECUTIVE SUMMARY
RENEWAL SUB-LEASE WITH
PEDIATRICS SPECIALTIES OF QUEENS, P.C. FOR
2,560 SF AT 59-17 JUNCTION BOULEVARD, CORONA, QUEENS**

OVERVIEW: The President seeks authorization from the System’s Board of Directors to execute a 7.5-year lease sublease extension agreement with Pediatrics Specialties of Queens, P.C. (the “**P.C.**”) for space at 59-17 Junction Boulevard, Borough of Queens where it will co-locate with the Women’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/Gotham Health (“**Gotham Health**”). This co-location continues an arrangement initiated in 2000 at this location.

PROGRAM: The Center is a community-based health care center that has been providing primary care services to residents of the Corona section of Queens since 2000. The P.C. has four pediatricians in its practice all of whom are fluent in English and Spanish and which, over the years, has complimented the functions of the Center. There is a shortage of pediatricians in the Corona area of Queens and especially physicians who are fluent Spanish speakers and who accept Medicaid and thus, the P.C. responds to a critical need.

PRIOR TERMS: The Center has occupied the subject location under a lease dated April 6, 1999 and that commenced on January 17, 2000. From its inception, the System subleased about half the space to the P. C. for half the occupancy costs.

TERMS: The System will continue to occupy approximately 5,120 square feet of ground floor space with 48% of the space or approximately 2,457 sublet to the P.C. The P.C.’s sublease will have a 7.5-year term. The base rent will start at \$157,248 per year or \$64/sf. The base rent will be escalated by 3% per year. About 48% of any non-rent occupancy expenses, will be passed through to the P.C. The P.C will have the option to continue the lease for an additional 7.5 years. The System will have the right, which it may exercise at any time, to take up to 25% of the space subleased to the P.C. provided that the System gives the P.C. at least one year’s prior notice and that the sublease rent payable by the P.C. is appropriately reduced to reflect the reduced size of the subleased space.

The rent for this sub-lease extension is at fair market value rate. The rent will total \$2,924,642 over the 15-year term assuming the P.C.s option to extend exercised and that the System does not exercise its recapture option.

The P.C. will be responsible for interior non-structural repairs and maintenance within its subleased space and will also pay its proportionate share of separately metered utilities provided to the entire premises.

**Lease with LSS Leasing LLC
New York City Health + Hospitals
Gotham Health/ Lefrak Clinic
59-17 Junction Boulevard NY, 11374
and Sublease of a Portion of the Space to
Pediatric Specialties of Queens**

**Capital Committee
November 4, 2024**

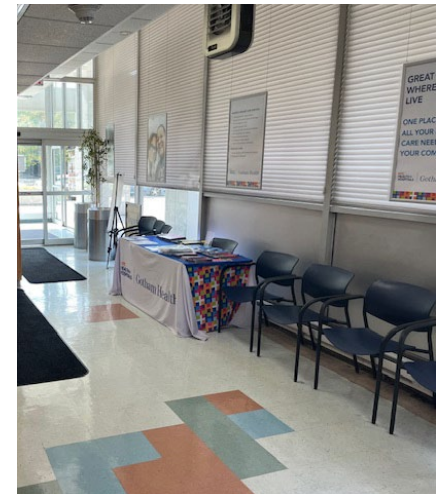
**Ted Long, MD, MHS, SVP, Ambulatory Care and Population Health
Leora Jontef, AVP, Real Estate & Housing
Deborah Morris, AICP, Senior Director, Real Estate & Housing
Jeremy Berman, Deputy General Counsel**

For Capital Committee Consideration

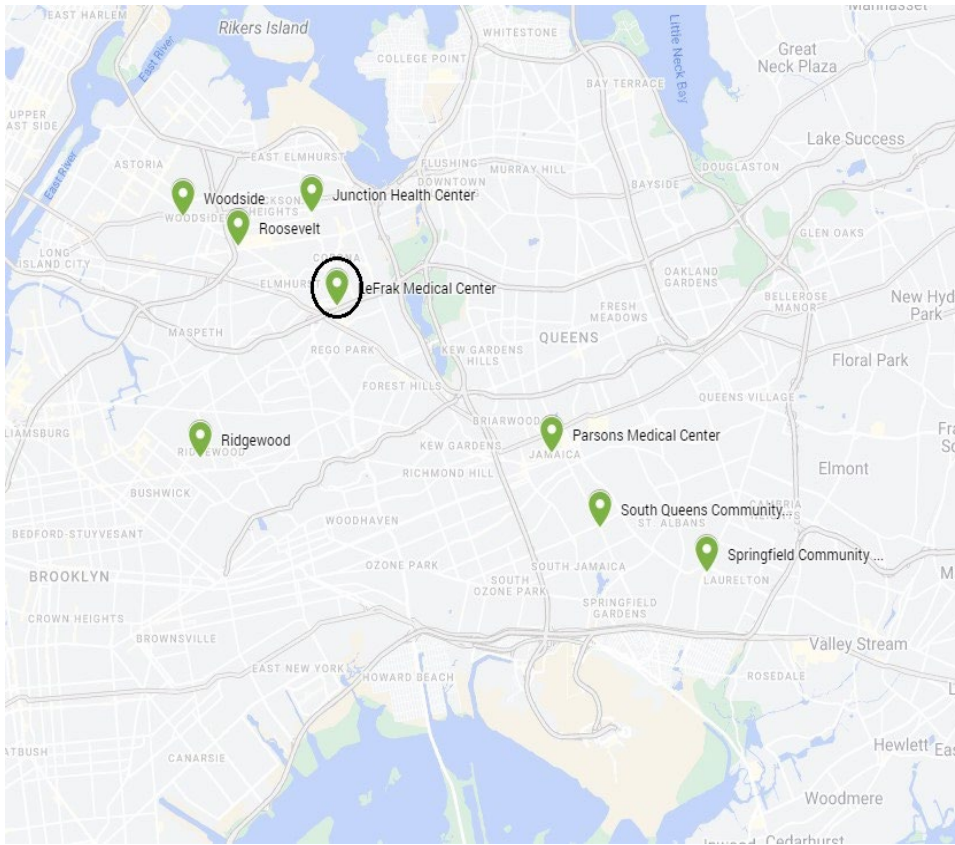
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a renewal lease with LSS Leasing Limited Liability Company (“Landlord”) for approximately 5,120 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “Premises”) to house the Woman’s Medical Center (the “Center”) operated by NYC Health + Hospitals/ Gotham Health (“Gotham”) for an initial term of 15 years with the System holding two 5-year options to extend the lease at an initial rent of \$62.50/sf to increase annually at 3% for an initial annual rent of \$320,000 and a total rent over the potential term of 25 years of \$11,666,965.
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a renewal sublease with Pediatrics Specialties of Queens, P.C. (the “P.C.”) for approximately 2,457 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “Premises”) in which the P.C. will continue to operate a pediatric medicine practice collocated with the Woman’s Medical Center (the “Center”) operated by NYC Health + Hospitals/ Gotham Health (“Gotham”) for an initial term of 7.5 years at an initial rent of \$64/sf to increase annually at 3% for an initial annual rent of \$157,248; provided the P.C. shall have an option to extend the term of the sublease by another 7.5 years; and provided further, the System shall hold an option to take back up to 25% of the area subleased to the P.C. on one year’s prior notice and with a corresponding reduction in the sublease rent payable by the P.C., with the total sublease rent over the maximum potential 15 year term of \$2,924,642.

Gotham Health/LeFrak

- Building Location
 - Occupies 5,120 SF within a larger commercial building
 - Proximate to the R and M subway lines
- History
 - LeFrak Clinic has been offering primary care services since 2000, initially operating under Elmhurst Hospital.
 - The clinic joined Gotham Health in October 2018.
 - At this location, Gotham Health offers women's primary care services, providing tailored support for women's health needs.
 - Since opening, approximately half of the leased space has been occupied by a subtenant, Pediatric Specialties of Queens, who provides pediatric care and works closely to coordinate care for patients referred by Gotham.
- Clinical Services
- Women's Primary Care Services
 - Comprehensive Annual Exam
 - Breast and Cervical Cancer
 - Peri-menopausal and postmenopausal care
 - Care of Sexually Transmitted Infections
 - HIV Counseling and Testing
 - Family Planning Services
 - Emergency Contraception
 - Health and Nutrition Counseling
 - Prenatal Care



➤ Gotham Health operates 30 locations Citywide and 8 in Queens



- CORONA DISTRICT HEALTH CENTER AKA JUNCTION
 - 34-33 Junction Blvd
- PARSONS MEDICAL CENTER
 - 90-37 Parsons Blvd
- SOUTH QUEENS COMMUNITY CENTER
 - 114-02 Guy Brewer Blvd
- RIDGEWOOD MEDICAL CENTER
 - 769 Onderdonk Avenue
- ROOSEVELT COMMUNITY HEALTH
 - 37-50 72nd Street
- SPRINGFIELD COMMUNITY HEALTH CENTER
 - 134-64 Springfield Blvd
- WOMEN'S MEDICAL CENTER AT CORONA (LEFRAK)
 - 59-17 Junction Blvd
- WOODSIDE MEDICAL CENTER
 - 50-53 Newtown Rd

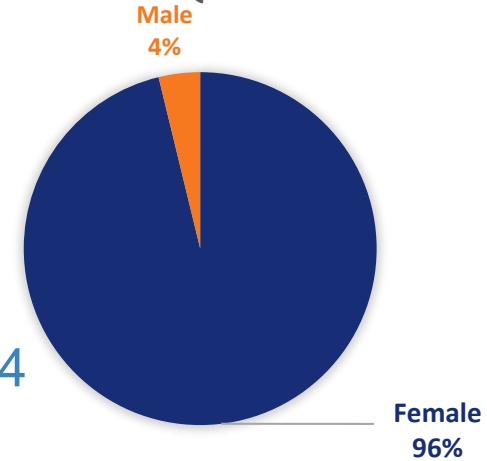
Community Health Needs Assessment

- In Elmhurst and Corona, the rate of expectant mothers receiving late or no prenatal care is higher than the city wide rate (7.9% compared to 6.8%)
- 1 in 4 (24%) children in grades K-8 has obesity, which is higher than the citywide average of 1 in 5 (21%)
- Elmhurst and Corona's teen birth rate is 25.8 per 1,000 teen girls which is higher than the city wide rate of 19.3 per 1000 teen girls.
- In Elmhurst and Corona, 33% of adults are uninsured, higher than the rest of NYC
- 68% of Elmhurst and Corona residents rank their health as "excellent," "very good" or "good," lower than the rest of NYC. The TCNY 2020 goal for the city is at least 82%.

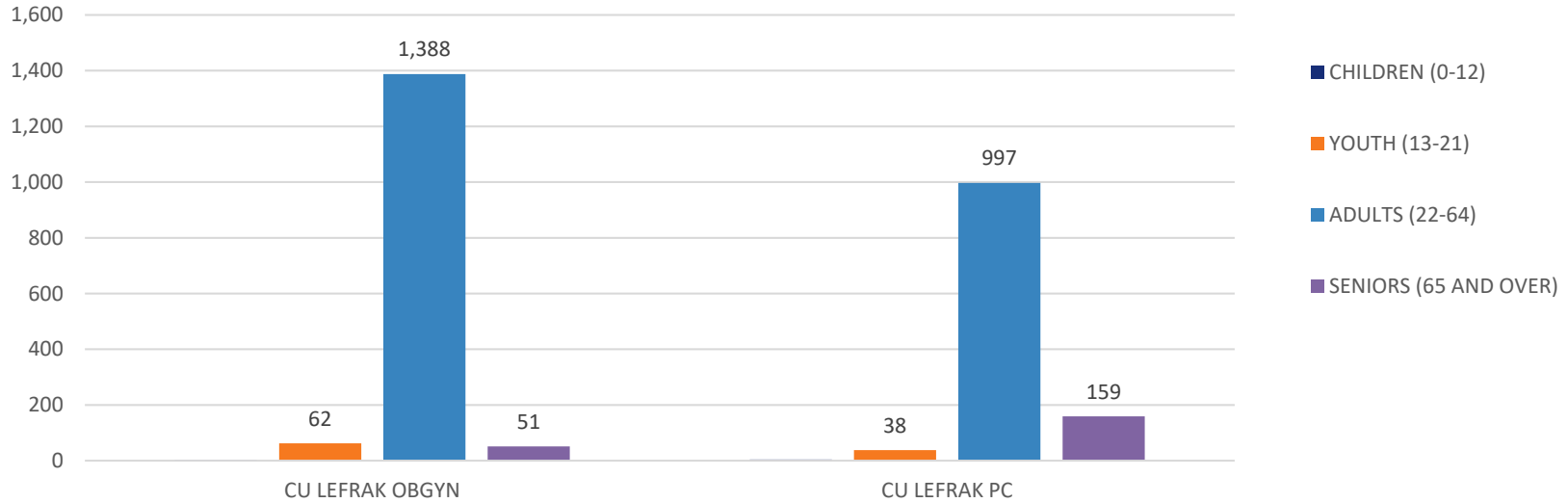
Gotham/LeFrak: 2023 Patient Data



SEX OF UNIQUE PATIENTS



LEFRAK UNIQUE PATIENTS AGE GROUP 2024



Lease Term (Prime Lease)

- Gotham/LeFrak will continue to occupy approximately 52% of a 5,120 SF space located within a mixed used building located at 59-17 Junction Blvd, Brooklyn, and the other portion will continued to be occupied by a subtenant, Pediatric Specialties of Queens.
- **Term:** 15-year lease with two 5-year options for renewal will commence upon execution.
- **Base Rent:** Fair Market Value: \$62.50/square foot to escalate 3% each year for 15 years. First year's rent will be \$320,000 (\$26,666.7/month)
- Gotham is responsible for operating expenses, including water, electricity, and maintenance.
- As part of renewal, Landlord will replace HVAC system, and make improvements to building entry system, at their cost.
- Any increases in property taxes are billed as additional rent – last two years increase was zero.
- The total annual occupancy fee for base rent over the potential 25-years will be approximately \$11,666,965

Years	Total
1-15	\$5,951,652
16-20	\$2,646,867
20-25	\$3,068,445
TOTAL	\$11,666,965

Pediatric Specialties of Queens Subtenant

Pediatric Specialties of Queens

- Provides pediatric care – has been a subtenant since Elmhurst hospital opened the Women’s Health clinic in 1999.
- Principal is Dr. Villegas who was trained at Elmhurst Hospital
- Refers patients needing acute or specialty care to Elmhurst Hospital
- Is in the MetroPlus network of providers
- Medicaid is accepted and a substantial number of the patients are enrolled in Medicaid
- A substantial percentage of the patients are children of mothers receiving obstetric and women’s services at Gotham Women’s Health Center
- Works collaboratively with Gotham Women’s Health Center to provide a continuum of care
- Has been a good subtenant that timely pays rent and contributes to operation of office

Sublease Terms

- Pediatric Specialty of Queens will continue to occupy about 48% of the total 5,120 sf total leased space or about 2,457 sf.
- **Term:** A 7.5 year sublease, with one option for 7.5 year renewal.
- **Base Rent:** Fair Market Value: \$64/square foot to escalate 3% each year for 7.5 years. First year's rent will be \$157,248 (\$13,104/month)
- Gotham will have the option, with 12 months notice, to recapture up to 25% of the subleased space.
- Responsible for 48% of other occupancy costs such as electrical usage and maintenance.
- 48% of increases in property taxes will be billed as additional rent.

Years	Total
1-7.5	\$1,301,604
7.5-15	\$1,623,038
TOTAL	\$2,924,642

Capital Committee Approval Request (Prime Lease)

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a renewal lease with LSS Leasing Limited Liability Company (“Landlord”) for approximately 5,120 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “Premises”) to house the Woman’s Medical Center (the “Center”) operated by NYC Health + Hospitals/ Gotham Health (“Gotham”) for an initial term of 15 years with the System holding two 5-year options to extend the lease at an initial rent of \$62.50/sf to increase annually at 3% for an initial annual rent of \$320,000 and a total rent over the potential term of 25 years of \$11,666,965.

Capital Committee Approval Request (Sub Lease)

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a renewal sublease with Pediatrics Specialties of Queens, P.C. (the “**P.C.**”) for approximately 2,457 square feet on the ground floor at 59-17 Junction Boulevard, Corona, NY (the “**Premises**”) in which the P.C. will continue to operate a pediatric medicine practice collocated with the Woman’s Medical Center (the “**Center**”) operated by NYC Health + Hospitals/ Gotham Health (“**Gotham**”) for an initial term of 7.5 years at an initial rent of \$64/sf to increase annually at 3% for an initial annual rent of \$157,248; provided the P.C. shall have an option to extend the term of the sublease by another 7.5 years; and provided further, the System shall hold an option to take back up to 25% of the area subleased to the P.C. on one year’s prior notice and with a corresponding reduction in the sublease rent payable by the P.C., with the total sublease rent over the maximum potential 15 year term of \$2,924,642.

HELMSLEY SPEAR

Established 1866

October 21, 2024

Mr. Dion Wilson
Director of Real Estate
NYC Health + Hospitals
50 Water Street, 17th Floor
New York, NY 10004

Re: Fair Market Value Report
Primary Care/Pediatric Specialties
59-17 Junction Blvd, Queens NY 11368

Dear Dion:

You have requested that I comment on the value of the referenced property for a potential lease extension.

This letter further confirms that I've reviewed the economic terms of the existing Lease between LSS Leasing Limited Liability Corporation as Landlord and NYC Health + Hospitals which are as follows:

- The unit is currently occupied and zoned for use as a medical office.
- The lease is due to expire January 31, 2025.
- The unit is approximately 5,120 RSF.
- Utilities are paid separately.
- The unit is referenced as Block 1918 and Lot 12.
- The proportionate share of real estate taxes are paid over a base year.
- The premises are operated by Gotham Health on behalf of NYC H+H.
- This evaluation is for the purpose of valuing the space for potential lease renewal/extension.

Based on my review of the existing lease, there is a current base rent of \$59.65 per rsf. We have been advised that the space is 5,120 rsf. There is also an additional outdoor (play area) that, while having value for a tenant, is not necessarily of value for the purposes of establishing a proper rent.

For a proposed lease extension or renewal, Landlord might reasonably claim a rent higher than the current \$59.65 base rent. However, the renewing Tenant will provide Landlord with a continued rent stream uninterrupted by vacancy, and will not involve a brokerage commission or any free rent. Pushing in the other direction, the factors supporting a higher rate are the relatively strong retail rental market in Queens as contrasted with Manhattan and the substantial tenant improvements the Landlord will make which, I am told, will include, replacing the condenser units and balance the system; replacing the cabinet systems in 6 offices, repair flooring in designated areas, replace proximity door system with physical switch system and install an "air curtain" at main entry door.

Given the existing rent, we value the rent no higher than \$60 - \$65/ft. One would expect the rent to be at least \$61.50/ft -- the prior rent increased at 3% per year in line with the pattern of this

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Lease since its inception. An additional rent increase is to be expected to account for the planned tenant improvements.

I am a licensed real estate broker in New York and am familiar with current market rates for professional and commercial spaces near these properties. If you have any further questions, please let me know.

Very truly yours,

Michael Dubin

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

Executive Managing Director
Helmsley Spear

HELMSLEY SPEAR

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Schedule A – Comparables

Address	Cross Streets	Total SF	Price/SF	Sign Date
6135 Junction Blvd	Junction Blvd & Horace Harding Expy	1,200	\$125	4/2024
94-29 59 th St	Junction Blvd & 59 th Ave	990	\$48 + util	10/2023
9131-91-33 Queens Blvd	Queens Blvd & 92 nd St	2,560	\$88	10/2023
95-25 Queens Blvd	Queens Blvd & Junction Blvd	14,000	\$42	11/2021
9438 60 th Ave	Junction Blvd & 60 th Ave	1,100	\$40	8/2020
6135 Junction Blvd	Junction Blvd & Horace Harding Expy	129,228	\$38	3/2020

LEASE AGREEMENT

ACE 3003 AVENUE L, LLC

1902 FLATBUSH AVENUE, BROOKLYN

**SUPPLEMENTAL FOOD PROGRAM FOR
WOMEN, INFANTS & CHILDREN (WIC)**

NYC HEALTH + HOSPITALS/ SOUTH BROOKLYN

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a ten year lease with ACE 3003 Avenue L LLC (the “**Landlord**”) for approximately 1,200 square feet of ground floor space at 1902 Flatbush Avenue, Brooklyn, to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn**”) at a rent of \$54,000 per year, or \$45/sf to be escalated by 2.5% per year that is payable only after two months at no rent with an option to terminate after five years exercisable only by the System if WIC Program funding is discontinued provided the System makes a termination payment of three months’ rent on termination and with a further option held by the System to renew the lease for an additional five years for a total rent of \$968,324 due over the potential 15 year term.

WHEREAS, the Facility’s WIC Program will provide nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income; and

WHEREAS, the New York State Department of Health awarded a WIC Program grant to South Brooklyn for the WIC Program within this Zip Code and has approved this site; and

WHEREAS, the Landlord will build out the WIC Program space according to the specifications of South Brooklyn; and

WHEREAS, the Chief Executive Officer of South Brooklyn will be responsible for the administration of the proposed lease.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to sign a ten year lease with ACE 3003 Avenue L LLC (the “**Landlord**”) for approximately 1,200 square feet of ground floor space at 1902 Flatbush Avenue, Brooklyn, to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn**”) at a rent of \$54,000 per year, or \$45/sf to be escalated by 2.5% per year that is payable only after two months at no rent with an option to terminate after five years exercisable only by the System if WIC Program funding is discontinued provided the System makes a termination payment of three months’ rent on termination and with a further option held by the System to renew the lease for an additional five years for a total rent of \$968,324 due over the potential 15 year term.

EXECUTIVE SUMMARY
NYC HEALTH + HOSPITALS/SOUTH BROOKLYN HEALTH
LEASE WITH ACE 3003 AVENUE L LLC
SUPPLEMENTAL FOOD PROGRAM FOR WOMEN, INFANTS AND CHILDREN
1902 FLATBUSH AVENUE BROOKLYN
BOROUGH OF BROOKLYN

OVERVIEW: New York City Health and Hospitals Corporation (the “**System**”) seeks authorization from its Board of Directors to execute a ten-year lease with ACE 3003 Avenue L LLC (the “**Landlord**”) for 1,200 sf on the ground floor of 1902 Flatbush Avenue, Brooklyn for the operation of a Women, Infants and Children Program (the “**WIC Program**”), managed by NYC Health + Hospitals/South Brooklyn (“**South Brooklyn**”).

PROGRAM: The WIC Program will provide nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income.

FINANCING: Rent and operating expenses are covered by a New York State Department of Health grant that has a five-year term. There is no cost incurred by the System for the operation of the WIC Program.

TERMS: The System will occupy approximately 1,200 square feet of ground floor space, and will pay base rent of \$54,000 per year, or \$45 per square foot to be escalated by 2.5% per year. The System will get the first two months of the lease term rent free. The System will hold an option to terminate the lease at the end of the 5th year if the DOH WIC Program grant is not continued. To exercise such termination option, the System shall pay a termination fee equal to three month’s rent. The System shall also hold an option to continue the lease for an additional five years. The total rent payable over the potential 15-year term is \$968,324.

The landlord will buildout the space at no additional cost to the System.

The System will be responsible for payment of separately metered gas, electricity and water. The landlord will be responsible for all exterior maintenance and structural repairs on the premises. The System will be responsible for non-structural maintenance and repairs required within the leased space.

**Request to Lease with
ACE 3003 Avenue L LLC
for New York City Health + Hospitals / South
Brooklyn Health
1902 Flatbush Avenue, Brooklyn NY 11210**

**Capital Committee
November 4, 2024**

**Svetlana Lipyanskaya, MPA, CEO, NYC H+H/South Brooklyn Health
Leora Jontef, AVP, Real Estate & Housing
Deborah Morris, AICP, Senior Director Real Estate & Housing**

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a ten year lease with ACE 3003 Avenue L LLC (the “**Landlord**”) for approximately 1,200 square feet of ground floor space at 1902 Flatbush Avenue, Brooklyn, to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn**”) at a rent of \$54,000 per year, or \$45/sf to be escalated by 2.5% per year that is payable only after two months at no rent with an option to terminate after five years exercisable only by the System if WIC Program funding is discontinued provided the System makes a termination payment of three months’ rent on termination and with a further option held by the System to renew the lease for an additional five years for a total rent of \$968,324 due over the potential 15 year term.

South Brooklyn WIC

- The Women Infant Children Program provides nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income.
- The New York State Department of Health awarded a WIC Program grant to South Brooklyn for service within the zip code 11210 in 2023.
- South Brooklyn is assigned to serve a population of 2210 people through this grant.
- South Brooklyn currently operates this WIC program at another site nearby and is proposing to move the program to this new space
- South Brooklyn identified the proposed space to meet the program's needs.
- The New York State Department of Health approved use of this site for the WIC program.



Lease Terms

- NYC Health and Hospitals/South Brooklyn Health will occupy 1,200 SF at 1902 Flatbush Avenue, Brooklyn, NY.
- A 10 year lease term will commence upon execution of the lease with one 5-year option.
- Base Rent: \$45/square foot to escalate 2.5% each year.
 - The System will get the first two months of the lease term rent free.
 - The System will hold an option to terminate the lease at the end of the 5th year if the DOH WIC Program grant is not continued. To exercise such termination option, the System shall pay a termination fee equal to three months rent.
- As a condition of occupancy, landlord will provide an ADA accessible restroom and other minor improvements required.
- The total annual occupancy fee for base rent over the potential 15-year term will be approximately \$959,324.

Years	Total
1-10	\$604,983
11-15	\$363,341
Total	\$968,324

- Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a ten year lease with ACE 3003 Avenue L LLC (the “**Landlord**”) for approximately 1,200 square feet of ground floor space at 1902 Flatbush Avenue, Brooklyn, to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/South Brooklyn Health (“**South Brooklyn**”) at a rent of \$54,000 per year, or \$45/sf to be escalated by 2.5% per year that is payable only after two months at no rent with an option to terminate after five years exercisable only by the System if WIC Program funding is discontinued provided the System makes a termination payment of three months’ rent on termination and with a further option held by the System to renew the lease for an additional five years for a total rent of \$968,324 due over the potential 15 year term.

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October 22, 2024

Ms. Deborah H. Morris
Senior Director, Land Use Planning and Real Estate
NYC Health + Hospitals
50 Water Street, 17th Floor
New York, NY 10004

Re: Fair Market Value Report
Women's Health Service Center (WIC)
1902 Flatbush Avenue, Brooklyn, NY 11210

Dear Deborah:

You have requested that I comment on the value of the referenced property for the appropriate rent for a new lease at the referenced property.

This letter further confirms that I've reviewed the proposal of economic terms of the Lease proposal between ACE 3003 Avenue L LLC as Landlord and NYC Health + Hospitals which are as follows:

- The unit will be occupied and zoned for use as a medical office.
- The lease will run for 10 years from lease commencement with a 5-year renewal option.
- The Landlord, in accordance with the terms of the lease proposal has offered a 10-year term with 2.00% escalations per annum.
- The unit is approximately 1,200 RSF.
- This evaluation is for the purpose of a new lease proposal.

Based on my review of the proposed term (10 years), the starting base rent and escalations, \$45 per square foot with 2.00% annual increases plus other Landlord cost pass-throughs (taxes, electric, water) as outlined in the lease proposal have been considered.

Landlord could reasonably claim rents to be a bit higher as the rental market for commercial space has improved and this space is located on the ground floor and can be leased as retail. That said, there must be consideration given to a tenant such as NYC H+H with its financial stability. The Tenant will provide Landlord with a continued rent stream uninterrupted by vacancy. The Landlord will provide work consisting of paint, ceramic flooring throughout, one ADA restroom, installation of a pantry with appliances, guarantee that the two split AC units are working and construct an interior room. NYC H+H will be responsible for any additional construction, plus installation of any FF&E. Landlord will also provide Tenant, after its delivery of the space, two months' rent concession valued at \$9,000. Tenant will not be providing a security deposit and will have a right of cancellation after 60 months of full rent payment.

Quantifying these items probably gives Landlord a net effect of rent similar to that which NYC Health + Hospitals is proposing and has agreed to: \$45 per square foot with 2.00% annual increases.

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Given the proposed Landlord rent and NYC Health + Hospitals response, we value the rent at a range of \$45-47/RSF. Further, a 2.00% annual escalating rent increase percentage nevertheless remains consistent with current market conditions.

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

Very truly yours,

Michael Dubin

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

Executive Managing Director
Helmsley Spear

HELMSLEY SPEAR

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Schedule A – Comparables

Address	Cross Streets	Total SF	Price/SF	Sign Date
3915 Flatlands Ave	Flatlands Ave & East 40 th St	1,200	\$35	5/2024
3915 Flatlands Ave	Flatlands Ave & East 40 th St	617	\$33.06	1/2024
3915 Flatlands Ave	Flatlands Ave & East 40 th St	1,890	\$31.11	10/2023
3720 Kings Highway	Kings Hwy & East 38 th St	1,200	\$20	2/2023
3830 Flatlands Ave	Flatlands Ave & Ryder St	700	\$63.33	10/2022
1912 Flatbush Ave	Flatbush Ave & Avenue L	1,970	\$89	9/2021

CONTRACT AMENDMENT

ARRAY ARCHITECTS, INC.

**OUTPOSTED THERAPEUTIC HOUSING UNITS
DESIGN SERVICES**

NYC HEALTH + HOSPITALS / WOODHULL

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to further increase the funding by \$8,000,000 for its previously executed agreement with Array Architects, Inc. (“**Array**”) for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”) and NYC Health + Hospitals/Woodhull Hospital (“**Woodhull**”) that began in June 2020 in connection with the System’s Correctional Health Services (“**CHS**”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“**OTxHU**”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, \$1,960,238 in May 2023, \$3,477,599 in November 2023, such that the funding is increased from \$22,325,006 to a total not to exceed sum of \$30,325,006 and to extend the contract by 3 years to November 30, 2028, with anticipated construction completion of December 2027.

WHEREAS, in June 2020 the System’s Board of Directors authorized a five-year agreement with Array to provide architectural/engineering services for the renovation of space at Bellevue and Woodhull to serve as sites for the OTxHU initiative; and

WHEREAS, since the approval of the subject agreement, the scope and cost of the OTxHU initiative has increased to meet security operations, programmatic, and regulatory requirements, the requirement that the progress of the program be substantially accelerated, and inclusion of contingencies, at Bellevue and Woodhull; and

WHEREAS, since the budget was increased in November 2023, additional design revisions at Woodhull have been identified related to enhanced security requirements, two new dedicated elevators and shaft, complete redesign of the sallyport and intake, change to security grade mechanical, electrical and plumbing fixtures, incorporation of 100% emergency back-up power and new administrative space requirements which require an increased level of effort on the part of Array; and

WHEREAS, the increased level of effort requires an increase in Array’s budget for the project by \$8,000,000.

NOW THEREFORE BE IT:

RESOLVED, the New York City Health and Hospitals Corporation be and hereby is authorized to increase the funding by \$8,000,000 for its previously executed agreement with Array Architects, Inc. (“Array”) for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/Woodhull Hospital (“Woodhull”) that began in June 2020 in connection with the System’s Correctional Health Services (“CHS”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, \$1,960,238 in May 2023, \$3,477,599 in November 2023, such that the funding is increased from \$22,325,006 to a total not to exceed sum of \$30,325,006 and to extend the contract by 3 years to November 30, 2028, with anticipated construction completion of December 2027.

**EXECUTIVE SUMMARY
ARCHITECTURAL AND ENGINEERING SERVICES
FOR THE OTxHU PROGRAM
ARRAY ARCHITECTS, INC.**

OVERVIEW: The System's CHS OTxHU initiative is to treat more clinically complex patients within secured units located at Bellevue and Woodhull hospitals. Considerable work has been, and will have to be done to complete these spaces. The System executed a contract with Array to design the OTxHU spaces and assist with the procurement of construction contractors and with construction administration. The contract with Array was approved by the Board of Directors in June 2020 with an NTE of \$8,663,000. In November 2021 the System returned to the Board of Directors to request \$1,814,880 in increased funding bringing the contract NTE to \$10,477,880. This request was triggered by the need to accelerate the project and to respond to requested design changes at Bellevue. In November 2022, the System returned to the Board of Directors to request \$6,409,289 in increased funding bringing the contract NTE to \$16,887,169. This request was triggered by required design changes at Bellevue. In May 2023, the System returned to the Board of Directors to request \$1,960,238 in increased funding bringing the contract NTE to \$18,847,407. This request was triggered by conceptual design revisions. In November 2023, the System returned to the Board of Directors to request \$3,477,599 in increased funding bringing the contract NTE to \$22,325,006. This request was triggered by additional security design revisions required at Bellevue.

NEED: Modifications to the OTxHU initiative have been identified at Woodhull in relation to enhanced security requirements, two new dedicated elevators and shaft, complete redesign of the sallyport and intake, change to security grade mechanical, electrical and plumbing fixtures, incorporation of 100% emergency back-up power and new administrative space requirements.

PROPOSAL: The design changes at Woodhull will cost an additional \$8,000,000. When that amount is added to the prior NTE of \$22,325,006, the new requested NTE becomes \$30,325,006.

FUNDING: The increase will be financed with City Capital Funds.

TERM: Additional 3 years to end November 30, 2028

MWBE: Array's effective MWBE % with new contract value is 36.71%. Array has achieved a 37.37% MWBE to date.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Approved

**Request for Contract Amendment to
Array Architects, Inc. for Design Services
for NYC Health+Hospitals/
Woodhull Outposted Therapeutic
Housing Units**

**Capital Committee
November 4, 2024**

**Manuel Saez, PhD Vice President, OFD
Oscar Gonzalez, Senior Assistant Vice President, OFD
Tim O’Leary, Chief Financial Officer, CHS
Luis Mendes, Senior Director, OFD**

For Capital Committee Consideration

- Authorizing New York City Health and Hospitals Corporation (the “System”) to further increase the funding by \$8,000,000 for its previously executed agreement with Array Architects, Inc. (“Array”) for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/Woodhull Hospital (“Woodhull”) that began in June 2020 in connection with the System’s Correctional Health Services (“CHS”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, \$1,960,238 in May 2023, \$3,477,599 in November 2023, such that the funding is increased from \$22,325,006 to a total not to exceed sum of \$30,325,006 and to extend the contract by 3 years to November 30, 2028, with anticipated construction completion of December 2027.

Contract History

- NYC Health+Hospitals executed an agreement with Array Architects, Inc. for architectural and engineering services for the NYC Health+Hospitals/ Correctional Health Services' Outposted Therapeutic Housing Units (OTxHU) at Bellevue Hospital and Woodhull Hospital.
- Contract term is for 5 years starting on December 1, 2020 and ending on November 30, 2025.
- The Board previously approved contract amendments, all within the allocated Capital budget for the project:

Board Date	Description	Increase to NTE	NTE	Time Increase
June 2020	Design at Bellevue and Woodhull.		\$8,663,000	5 years
November 2021	Increased funding for schedule acceleration.	\$1,814,880	\$10,477,880	
December 2022	SCOC approval of design changes required design adaption at Bellevue and Woodhull.	\$6,409,289	\$16,887,169	
May 2023	Increase funding for additional security revisions at Bellevue.	\$1,960,238	\$18,847,407	
November 2023	Increase funding for additional security revisions at Bellevue.	\$3,477,599	\$22,325,006	

Background and Justification

- 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.
- Restacking of current hospital operations to clear the 9th and 10th floors for the Woodhull OTxHU has been completed.
- The second phase of Woodhull OTxHU is the roof replacement and construction will be completed by March 2025. This is necessary to support the OTxHU required recreation deck.

- Justification
 - New requirements for security operations necessitated a 90% redesign of the Woodhull 9th and 10th floor interior layouts. Design changes incorporated from Bellevue require further architectural and engineering assessment when applied to Woodhull in order to reflect the building's different blueprint and infrastructure layout. Additional security changes include:
 - Enhanced security requirements (addition of window bars on exterior windows, and installation of metal mesh enclosure and anti-climb fencing at roof level recreation area).
 - Two new dedicated elevators and elevator shaft for intake at ground level with stops at 9th and 10th floors and the roof.
 - Complete redesign of vehicular sallyport and intake.
 - Change to security grade mechanical, electrical and plumbing fixtures.
 - New design to incorporate infrastructure for 100% emergency back-up power.
 - New administrative space requirements.

- Funding for these new requirements have been provided by OMB in the September Capital Plan.

- Construction of the Woodhull OTxHU is anticipated to begin in Fall 2025 and completed December 2027.

Contract Amendment

- Request for authorization to increase the contract amount for Array Architects, Inc. by \$8,000,000 to a total NTE of \$30,325,006 and extend the contract by 3 years to November 30, 2028.
- Vendor performance is good to date.
- Funding have been provided by OMB in the September Capital Plan.
- Certificate to Proceed (CP) being prepared to be submitted to OMB

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
Array

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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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	Excellent

MWBE Utilization Plan

Array's Utilization Plan Subcontracted Scopes of Work	Utilization Plan %
MEP, Structural, Hazmat, Equipment, LEED, Landscape Architecture, Haz Mat, Cost estimating	36.71%

- Array has achieved 37.37% to date
- Vendor performance is good to date

Capital Committee Approval Request

- Authorizing New York City Health and Hospitals Corporation (the “System”) to further increase the funding by \$8,000,000 for its previously executed agreement with Array Architects, Inc. (“Array”) for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital (“Bellevue”) and NYC Health + Hospitals/Woodhull Hospital (“Woodhull”) that began in June 2020 in connection with the System’s Correctional Health Services (“CHS”) initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units (“OTxHU”), which follows previous funding increases of \$1,814,880 authorized in November 2021 and \$6,409,289 in November 2022, \$1,960,238 in May 2023, \$3,477,599 in November 2023, such that the funding is increased from \$22,325,006 to a total not to exceed sum of \$30,325,006 and to extend the contract by 3 years to November 30, 2028, with anticipated construction completion of December 2027.



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: Array Architects PC

Date: October 18, 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

Valid

MWBE

30%

CONTRACT APPROVAL

MICO COOLING, CORP.

REFRIGERATION MAINTENANCE & REPAIR SERVICES

SYSTEM WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Mico Cooling Corp. (the “Contractor”), to undertake essential preventative maintenance and repair services of refrigeration and related cooling equipment for a contract for three years, with two one-year renewal options in an amount of \$6,668,810, with a 20% project contingency of \$1,333,762, and an emergency repairs allowance of \$666,881 to bring the total cost not to exceed \$8,669,454.

WHEREAS, NYC Health + Hospitals’ current contract for preventative maintenance and emergency repair of refrigeration equipment at Bellevue, Queens, Lincoln and Harlem Hospitals is slated to expire December 31, 2024; and

WHEREAS, such services remain vital for the operation of NYC Health + Hospitals’ clinical environment and must continue to ensure adherence to all HVAC hospital regulations set forth by the CDC and the American Society of Heating and Air-Conditioning Engineers (ASHRAE); and

WHEREAS, the services to be provided by the Contractor include full time preventative maintenance of refrigerators, freezers, air conditioners, and ice machines at Bellevue, Harlem, Queens and Lincoln Hospitals, in addition to repair of such equipment on an as needed basis throughout NYC Health + Hospitals’ facilities; and

WHEREAS, in accordance with Operating Procedure 100-5, a Request for Proposals solicitation was issued directly to four vendors and posted to City Record on June 20, 2024, with six vendors attending a pre-proposal conference on June 25, 2024, and two proposals received by the due date of July 29, 2024. The evaluation committee ranked the Contractor the higher rating and the Contract Review Committee endorsed the recommendation to award the contract to the Contractor; and

WHEREAS, the Contractor received an evaluation of “Excellent” for its current contract performance of refrigeration equipment maintenance and repair services; and

WHEREAS, the Contractor is a New York City certified WBE firm; 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 for three years, with two one-year renewal options with Mico Cooling Corp. (the “Contractor”), to undertake essential preventative maintenance and repair services of refrigeration and related cooling equipment for a contract amount of \$6,668,810, with a 20% project contingency of \$ \$1,333,762, and an emergency repairs allowance of \$666,881 to bring the total cost not to exceed \$8,669,454.

**EXECUTIVE SUMMARY
PREVENTATIVE MAINTENANCE &
REPAIR REFRIGERATION CONTRACT
MICO COOLING CORP.**

CONTRACT SCOPE: Full time preventative maintenance of refrigeration equipment at Bellevue, Harlem, Queens and Lincoln Hospitals, in addition to repair of such equipment on an as needed basis throughout NYC Health + Hospitals' facilities.

NEED: NYC Health + Hospitals NCB needs to maintain and repair refrigeration equipment to comply with regulatory and operational needs.

CONTRACT DURATION: Three years, with two (2) one (1) year renewal options, slated to commence January 2025.

PROCUREMENT: A Request for Proposals was issued directly to four vendors and posted to City Record on June 20, 2024, with six vendors attending a pre-proposal conference on June 25, 2024, and two proposals received by the due date of July 29, 2024. The evaluation committee awarded the highest score to Mico Cooling Corp. and the Contract Review Committee endorsed the recommendation to award the contract to Mico Cooling Corp. for a contract of \$6,668,810

PRIOR EXPERIENCE: Mico Cooling Corp. is the current refrigeration preventative maintenance and repair service provider for NYC Health + Hospitals and received a rating of "excellent".

NOT TO EXCEED COST: \$8,669,454

PASSPORT APPROVAL: Pending

EEO APPROVAL: Approved

MWBE STATUS: Mico Cooling Corp. is a WBE

Request for Contract with MICO Cooling Corp for Refrigeration Maintenance & Repair Services

**Capital Committee
November 4, 2024**

**Manuel Saez, PhD Vice President, OFD
Mahendranath Indar, Assistant Vice President, OFD**

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract for three years, with two one-year renewal options with Mico Cooling Corp. (the “Contractor”), to undertake essential preventative maintenance and repair services of refrigeration and related cooling equipment for a contract amount of \$6,668,810, with a 20% project contingency of \$1,333,762, and an emergency repairs allowance of \$666,881 to bring the total cost not to exceed \$8,669,454.

- Refrigerators, Freezers, A/Cs, and Ice Machines are critical for the clinical environment, and adhere to all refrigeration and HVAC Hospital regulations set forth by the CDC and American Society of Heating and Air-Conditioning Engineers (ASHRAE)
- We have a current refrigeration maintenance contract with Mico Cooling Corp. that has a five year term - it began in January of 2020 and expires in January of 2025
 - The contract includes PM, Labor, and Emergency Repair with an annual spend of \$1.2M
 - Full time PM & Repair at Bellevue (2), Queens (1), Lincoln (1), Harlem (1) - \$948,000M
 - Emergency Repairs system wide - \$262,015 annual average over term of current contract
- Vendor will provide service full time technicians at the following H+H locations:
 - H+H Bellevue
 - H+H Harlem
 - H+H Queens
 - H+H Lincoln
- Vendor will assume Preventative Maintenance (PM) responsibility for all equipment at these four sites, including inspections and testing.
- Vendor will also provide refrigeration repair as needed at other H+H locations

➤ Minimum criteria

- A minimum of 5 years performing Refrigeration Maintenance, Repair and Inspection Services in a hospital environment.
- Appropriately licensed and certified in the state/city of New York to perform this service.
- \$5 million in annual gross sales. The System reserves the right to modify this criterion for MWBE vendors.

➤ Substantive Criteria

- 30% Cost
- 30% Approach and Methodology
- 30% Firm's Experience
- 10% MWBE

➤ Evaluation Committee

- Director, Corporate Support Services
- DOE / Support Services, Central Office
- DOE, Queens
- DOE, Harlem Hospital
- Sr. Stationary Engineer, Lincoln Hospital
- DOE, Lincoln Hospital
- Sr. Stationary Engineer, Queens Hospital
- Sr. Stationary Engineer, Harlem Hospital
- Sr. Stationary Engineer, Bellevue

Overview of Procurement

- 8/23/2023: Application to issue request for proposals approved by CRC
- 6/20/2024: RFP Posted on City Record, sent directly to 4 vendors
- 6/25/2024: Pre-proposal conference held, 6 vendors attended
- July 2024: Vendor walkthroughs conducted at various sites
- 7/29/2024: Proposals due, 2 proposals received
- 8/20/2024: Evaluation committee submitted their Round scores
- 8/20/2024: Evaluation committee submitted final scores. Below is the top scoring proposer:
 - Mico Cooling Corp.

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation Mico Cooling Corp	
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	Excellent

Contract Budget

MICO Cooling Corp	
Labor	\$6,668,810
Contingency (20%)	\$1,333,762
Emergency Repairs	\$666,881
Total	\$8,669,454

Contract

- Mico Cooling Corp. is a New York City certified WBE.
- The Contract amount is \$6,668,810
- The contract duration will begin January 2025 for a initial term of 3 years with 2 one year renewal options with NYC Health + Hospitals.

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract for three years, with two one-year renewal options with Mico Cooling Corp. (the “Contractor”), to undertake essential preventative maintenance and repair services of refrigeration and related cooling equipment for a contract amount of \$6,668,810, with a 20% project contingency of \$1,333,762, and an emergency repairs allowance of \$666,881 to bring the total cost not to exceed \$8,669,454.



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: MICO Cooling Corp

Date: October 18, 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

Valid

MWBE

100%

CONTRACT APPROVAL

**CARRIER CORP.
JOHNSON CONTROLS, INC.
TRANE**

**PREVENTIVE MAINTENANCE & REPAIR HVAC
SERVICES**

SYSTEMWIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Carrier Corporation (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,869,290, with a 20% project contingency of \$373,858, to bring the total cost not to exceed \$2,243,147.

WHEREAS, the System’s acute hospitals have a total of 110 chillers and various associated HVAC equipment that require certain regularly scheduled preventative maintenance services along with unscheduled repair services from time to time; and

WHEREAS, NYC Health + Hospitals currently has a contract with Carrier Corporation to perform such services which expired in August 2024; and

WHEREAS, due to the System’s need to continue to provide these services, it was determined that a procurement be undertaken to select new vendors to perform such services once the current contract expires; and

WHEREAS, the procurement for such replacement services will not be completed until five months after expiration of the current contract necessitating a best interest extension with Carrier Corporation for five months with an anticipated spend of \$739,000; and

WHEREAS, an application to issue a request for proposals to solicit replacement contractors was approved by the CRC on July 11, 2023; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued on July 9, 2024; a pre-proposal conference was held on July 16, 2024, attended by 9 vendors; proposals were submitted by 5 vendors and publicly opened on August 12, 2024; on September 25, 2024, the evaluation committee completed its scoring and Contractor received the highest overall score for one of the equipment groups; and

WHEREAS, the Contractor has requested a waiver of the MWBE requirement due to lack of subcontracting opportunity on the project; 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 contracts 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 for 3 years with 2 one-year renewal options with Carrier Corporation for a contract amount of \$1,869,290, with a 20% project contingency of \$373,858, to bring the total cost not to exceed \$2,243,147.

EXECUTIVE SUMMARY
HVAC/CHILLER PREVENTATIVE MAINTENANCE AND REPAIR SERVICES
CARRIER CORPORATION

CONTRACT SCOPE: Chiller and HVAC preventative maintenance and repair services

NEED: NYC Health + Hospitals facilities needs chiller and HVAC preventative maintenance and repair services to be performed at each of its acute hospitals.

CONTRACT DURATION: 3 years with 2 one-year renewal options, slated to commence, February 2025 with anticipated completion of the initial term in January, 2028.

PROCUREMENT: A solicitation was issued on July 9, 2024; a pre-proposal conference was held on July 16, 2024, attended by 9 vendors; proposals were submitted by 5 vendors and publicly opened on August 12, 2024; on September 25, 2024, the evaluation committee completed its scoring and Contractor received the highest overall score.

PRIOR EXPERIENCE: Carrier Corporation is the current contractor providing HVAC/Chiller preventative maintenance and repair services and has a rating of good.

CONTRACT AMOUNTS: Not to exceed contract value of \$2,243,147.

PASSPORT APPROVAL: Pending

EEO APPROVAL: Pending

MWBE STATUS: Contractors has requested a waiver of the MWBE requirement.

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Johnson Controls, Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$4,626,212 with a 20% project contingency of \$925,242, to bring the total cost not to exceed \$5,551,454.

WHEREAS, the System’s acute hospitals have a total of 110 chillers and various associated HVAC equipment that require certain regularly scheduled preventative maintenance services along with unscheduled repair services from time to time; and

WHEREAS, NYC Health + Hospitals currently has a contract with Carrier Corporation to perform such services which expired in August 2024; and

WHEREAS, due to the System’s need to continue to provide these services, it was determined that a procurement be undertaken to select new vendors to perform such services once the current contract expires; and

WHEREAS, the procurement for such replacement services will not be completed until five months after expiration of the current contract necessitating a best interest extension with Carrier Corporation for five months with an anticipated spend of \$739,000; and

WHEREAS, an application to issue a request for proposals to solicit replacement contractors was approved by the CRC on July 11, 2023; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued on July 9, 2024; a pre-proposal conference was held on July 16, 2024, attended by 9 vendors; proposals were submitted by 5 vendors and publicly opened on August 12, 2024; on September 25, 2024, the evaluation committee completed its scoring and Contractor received the highest overall score; and

WHEREAS, the Contractor has requested a partial waiver of the MWBE requirement due to lack of subcontracting opportunity on the project but has committed to an overall goal of 10%; 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 contracts 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 for 3 years with 2 one-year renewal options with Johnson Controls, Inc. for a contract amount of \$4,626,212 with a 20% project contingency of \$925,242, to bring the total cost not to exceed \$5,551,454.

EXECUTIVE SUMMARY
HVAC/CHILLER PREVENTATIVE MAINTENANCE AND REPAIR SERVICES
JOHNSON CONTROLS, INC.

CONTRACT SCOPE: Chiller and HVAC preventative maintenance and repair services

NEED: NYC Health + Hospitals facilities needs chiller and HVAC preventative maintenance and repair services to be performed at each of its acute hospitals.

CONTRACT DURATION: 3 years with 2 one-year renewal options, slated to commence, February 2025 with anticipated completion of the initial term in January, 2028.

PROCUREMENT: A solicitation was issued on July 9, 2024; a pre-proposal conference was held on July 16, 2024, attended by 9 vendors; proposals were submitted by 5 vendors and publicly opened on August 12, 2024; on September 25, 2024, the evaluation committee completed its scoring and Contractor received the highest overall score.

PRIOR EXPERIENCE: Johnson Controls, Inc. is the current incumbent for Building Management Services Contract and has a rating of good.

CONTRACT AMOUNTS: Not to exceed contract values of \$5,551,454.

PASSPORT APPROVAL: Pending

EEO APPROVAL: Pending

MWBE STATUS: Contractors has requested a partial waiver of the MWBE requirement but has committed to a 10% goal.

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Trane U.S., Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,523,691 with a 20% project contingency of \$304,738 to bring the total cost not to exceed \$1,828,429.

WHEREAS, the System’s acute hospitals have a total of 110 chillers and various associated HVAC equipment that require certain regularly scheduled preventative maintenance services along with unscheduled repair services from time to time; and

WHEREAS, NYC Health + Hospitals currently has a contract with Carrier Corporation to perform such services which expired in August 2024; and

WHEREAS, due to the System’s need to continue to provide these services, it was determined that a procurement be undertaken to select new vendors to perform such services once the current contract expires; and

WHEREAS, the procurement for such replacement services will not be completed until five months after expiration of the current contract necessitating a best interest extension with Carrier Corporation for five months with an anticipated spend of \$739,000; and

WHEREAS, an application to issue a request for proposals to solicit replacement contractors was approved by the CRC on July 11, 2023; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued on July 9, 2024; a pre-proposal conference was held on July 16, 2024, attended by 9 vendors; proposals were submitted by 5 vendors and publicly opened on August 12, 2024; on September 25, 2024, the evaluation committee completed its scoring and Contractor received the highest overall score; and

WHEREAS, the Contractor has requested a waiver of the MWBE requirement due to lack of subcontracting opportunity; 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 contracts 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 for 3 years with 2 one-year renewal options with Trane U.S., Inc. for a contract amount of \$1,523,691 with a 20% project contingency of \$304,738 to bring the total cost not to exceed \$1,828,429.

EXECUTIVE SUMMARY
HVAC/CHILLER PREVENTATIVE MAINTENANCE AND REPAIR SERVICES
TRANE U.S., INC.

CONTRACT SCOPE: Chiller and HVAC preventative maintenance and repair services

NEED: NYC Health + Hospitals facilities needs chiller and HVAC preventative maintenance and repair services to be performed at each of its acute hospitals.

CONTRACT DURATION: 3 years with 2 one-year renewal options, slated to commence, February 2025 with anticipated completion of the initial term in January, 2028.

PROCUREMENT: A solicitation was issued on July 9, 2024; a pre-proposal conference was held on July 16, 2024, attended by 9 vendors; proposals were submitted by 5 vendors and publicly opened on August 12, 2024; on September 25, 2024, the evaluation committee completed its scoring and Contractor received the highest overall score.

PRIOR EXPERIENCE: Trane U.S. Inc has had similar work with Healthcare systems of similar size – Montefiore, Mt. Sinai, and Northwell Health. Trane has done work in the system and has an overall rating of excellent.

CONTRACT AMOUNTS: Not to exceed contract values of \$1,828,429.

PASSPORT APPROVAL: Pending

EEO APPROVAL: Pending

MWBE STATUS: Contractors has requested a waiver of the MWBE requirement.

**Request for Contracts for Preventative
Maintenance & Repair
Services in Relation to HVAC/Chillers, with
Carrier Corp, Johnson Controls, Inc, and Trane
U.S. Inc.**

**Capital Committee
November 4, 2024**

**Manuel Saez, PhD Vice President, OFD
Mahendranath Indar, Assistant Vice President, OFD**

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Carrier Corporation (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,869,290, with a 20% project contingency of \$373,858, to bring the total cost not to exceed \$2,243,147.
- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Johnson Controls, Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$4,626,212 with a 20% project contingency of \$925,242, to bring the total cost not to exceed \$5,551,454.
- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Trane U.S., Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,523,691 with a 20% project contingency of \$304,738 to bring the total cost not to exceed \$1,828,429.

- The system currently has 110 chillers and HVAC equipment under service/maintenance contract with Carrier
- Chillers serve as the cooling source for most of the facilities at NYC Health + Hospitals
- We have a current HVAC/Chiller maintenance contract with Carrier that has a five year term. The contract began in November of 2019 and expired in October of 2024.
 - The contract spend for maintenance services over the five year term is ~\$5M
 - Repair spend: \$92,500 annual average over term of current contract
- A 5 month Best Interest Extension, with an expected spend of \$739,000, has been executed in order for the RFP process, internal approvals, and the contracting process to be complete
 - The extension term is November 1, 2024 – March 31, 2024

- The system had a single vendor for this work for many years
- Due to the nature of the equipment, one vendor is unable to provide timely and cost effective services for the equipment for which they were not the OEM manufacturer.
- Having the OEM manufacturer manage the preventative maintenance program and repairs for their respective equipment would be best for the system. Our equipment was broken up into five equipment groups by manufacturer types.
 - Equipment Group #1 – Carrier Corp (26)
 - Equipment Group #2 – McQuay (10)
 - Equipment Group #3 - Trane U.S. Inc. (30)
 - Equipment Group #4 – York/Johnson Controls (41)
 - Equipment Group #5 – Miscellaneous manufactures (13)

Overview of Procurement

- 7/11/2023: Application to issue request for proposals approved by CRC
- 2/2/2024: RFP Posted on City Record
 - After reviewing the submitted vendor proposals the decision was to revise the scope of work and re-issue the RFP due to the need to have multiple vendors
- 7/9/2024: Revised RFP Posted on City Record, sent directly to 12 vendors
- 7/16/2024: Pre-proposal conference held, 9 vendors attended
- 8/12/2024: Proposals due, 5 proposals received
- 9/25/2024: Evaluation committee submitted final scores. Below is the top scoring proposers:
 - Equipment Group #1 – Carrier Corp
 - Equipment Group #2 - Johnson Controls
 - Equipment Group #3 - Trane U.S. Inc.
 - Equipment Group #4 - Johnson Controls
 - Equipment Group #5 - Johnson Controls

➤ **Minimum criteria:**

- 5 years in business
- 5 years experience performing similar HVAC/Chiller maintenance services for a hospital system
- Average annual revenue of \$5M for the last five years
- MWBE Utilization Plan, Waiver, or MWBE Certification

➤ **Substantive Criteria**

- 30% Approach and Methodology
- 30% Firm's Experience
- 30% Cost
- 20% MWBE

➤ **Evaluation Committee**

- Senior Director of Operations
- DOE Central Office
- DOE Elmhurst
- DOE Harlem
- DOE Jacobi
- Chief Engineer Jacobi
- Chief Engineer Lincoln
- Chief Engineer Elmhurst
- Chief Engineer SBH
- Chief Engineer Queens
- Finance

Carrier Corporation

- Carrier was chosen as the vendor for Group 1

Carrier Corp	
Preventative Maintenance	\$1,869,290
Contingency (20%)	\$373,858
Total	\$2,243,147

Group #1 – 26 pieces of equipment

Facility	Equipment Type	Manufacturer
Belvis	Absorption Chiller	Carrier
Cumberland	Centrifugal Chiller	Carrier
Harlem (RHB)	Rotary Screw Chiller	Carrier
Harlem (RHB)	Rotary Screw Chiller	Carrier
Jacobi	Centrifugal	Carrier
Jacobi	Centrifugal	Carrier
Jacobi	Centrifugal	Carrier
Kings County	Centrifugal	Carrier
Kings County (S Bldg)	Centrifugal Chiller	Carrier
Kings County (D Bldg)	Centrifugal Chiller	Carrier
Kings County (D Bldg)	Centrifugal Chiller	Carrier
Kings County (S Bldg)	Centrifugal Chiller	Carrier
Kings County (S Bldg)	Centrifugal Chiller	Carrier
Lincoln	Centrifugal Chiller	Carrier
Lincoln	Centrifugal Chiller	Carrier
Lincoln	Centrifugal Chiller	Carrier
Lincoln	Centrifugal Chiller	Carrier
McKinney	Centrifugal Chiller	Carrier
McKinney	Centrifugal Chiller	Carrier
Metropolitan	AHU	Carrier
Metropolitan	AHU	Carrier
Metropolitan	Centrifugal Chiller	Carrier
Metropolitan	Centrifugal Chiller	Carrier
Sydenham	RTU 1	Carrier
Sydenham	RTU 2	Carrier
Sydenham	RTU 3	Carrier

- Johnson Controls was chosen as the vendor for Groups 2, 4, and 5
- Total of 62 pieces of equipment

Johnson Controls, Inc	
Preventative Maintenance	\$4,626,212
Contingency (20%)	\$925,242
Total	\$5,551,454

Group #2 – 10 pieces of equipment

Facility	Equipment Type	Manufacturer
Bellevue	Scroll Chiller	McQuay
Bellevue	Scroll Chiller	McQuay
Coler	Hermetic	McQuay
Coler	Hermetic	McQuay
Coler	Hermetic	McQuay
Jacobi	Centrifugal	McQuay
Jacobi	Centrifugal	McQuay
Kings County (R Bldg)	Centrifugal Chiller	McQuay
Kings County (R Bldg)	Centrifugal Chiller	McQuay
Kings County (R Bldg)	Centrifugal Chiller	McQuay

Group #5 – 11 pieces of equipment

Facility	Equipment Type	Manufacturer
Lincoln	Heat Pump	Daikin
Lincoln	Water-Cooled Scroll Chiller	Daikin
Metropolitan	CRAC / Dry Cooler	Data Aire
Metropolitan	CRAC / Dry Cooler	Data Aire
Kings County (S Bldg)	Glycol Chiller	KKT
Metropolitan	CRAC / Dry Coolers	Liebert
Coney Island	Reciprocating Chiller	Mammoth
Henry J Carter	Modular Scroll Chiller	Multistack
Henry J Carter	Modular Scroll Chiller	Multistack
Henry J Carter	Modular Scroll Chiller	Multistack
Henry J Carter	Modular Scroll Chiller	Multistack

Group #4 – 41 pieces of equipment

Facility	Equipment Type	Manufacturer
Bellevue	Centrifugal Chiller	York
Bellevue	Centrifugal Chiller	York
Bellevue	Centrifugal Chiller	York
Bellevue	Centrifugal Chiller	York
Coney Island	Screw Chiller	York
Coney Island	Screw Chiller	York
East NY	Absorption Chiller	York
Elmhurst	Centrifugal Chiller	York
Elmhurst	Centrifugal Chiller	York
Elmhurst	Centrifugal Chiller	York
Elmhurst	Centrifugal Chiller	York
Gouverneur	Absorption	York
Gouverneur	Absorption	York
Gouverneur	Absorption	York
Harlem (K)	Absorption Chiller	York
Harlem (K)	Absorption Chiller	York
Harlem (MLK)	Centrifugal Chiller	York
Harlem (MLK)	Centrifugal Chiller	York
Harlem (MLK)	Centrifugal Chiller	York
North Central Bronx	Centrifugal Chiller	York
North Central Bronx	Centrifugal Chiller	York
North Central Bronx	Centrifugal Chiller	York
North Central Bronx	Centrifugal Chiller	York
Queens	Centrifugal Chiller	York
Queens	Centrifugal Chiller	York
Queens	Centrifugal Chiller	York
Queens	Centrifugal Chiller	York
Queens	Condenser	York
Queens	Condenser	York
Queens	Reciprocating Chiller	York
Queens	Reciprocating Chiller	York
SeaView	Absorption Chiller	York
SeaView	Absorption Chiller	York
Woodhull	Absorption Chiller	York
Woodhull	Centrifugal Chiller	York
Woodhull	Centrifugal Chiller	York
Woodhull	Centrifugal Chiller	York
Woodhull	Centrifugal Chiller	York
Tremont COE	RTU 1	York
Tremont COE	RTU 2	York
Tremont COE	RTU 3	York

Trane U.S. Inc

➤ Trane U.S. Inc was chosen as the vendor for Group 3

Trane U.S. Inc	
Preventative Maintenance	\$1,523,691
Contingency (20%)	\$304,738
Total	\$1,828,429

Group #3 – 30 pieces of equipment

Facility	Equipment Type	Manufacturer
Bellevue	Helical Rotary Chiller	Trane
Coler	Hermetic	Trane
Coler	Hermetic	Trane
Coler	Hermetic	Trane
Coler	HV	Trane
Coler	Screw Chiller	Trane
Coler	Scroll Chiller	Trane
Coler	Scroll Chiller	Trane
Coney Island	Absorption Chiller	Trane
Coney Island	Absorption Chiller	Trane
Coney Island	Screw Chiller	Trane
Coney Island	Screw Chiller	Trane
Coney Island	Screw Chiller	Trane
Coney Island	Screw Chiller	Trane
Elmhurst	Air Cooled (Main ER Unit)	Trane
Henry J Carter	Absorption	Trane
Henry J Carter	Absorption	Trane
Jacobi	Centrifugal	Trane
Jacobi	Centrifugal	Trane
Kings - C Bldg. (Short Stay)	Centrifugal Chiller	Trane
Kings - E Bldg.	Centrifugal Chiller	Trane
Kings County (C Bldg)	Centrifugal Chiller	Trane
Kings County (C Bldg)	Centrifugal Chiller	Trane
Kings County (C Bldg)	Centrifugal Chiller	Trane
Kings County (D Bldg)	Centrifugal Chiller	Trane
Morrisania	CentraVac	Trane
Morrisania	CentraVac	Trane
North Central Bronx	Centrifugal Chiller	Trane
Kings - B Bldg.	Centrifugal Chiller	Trane
Gouverneur	TBD	ArctiChill

- The Contract duration will begin April 1, 2024 and last three years with two one year extensions
- Carrier is the current incumbent with a Good rating from the system. JCI is our current BMS vendor with a good rating. Trane is known to the system through work orders and has an excellent rating
- All 3 awarded vendors requested a MWBE waiver with the following rationale:
 - Trane requested a 30% waiver. They are the OEM for Trane and self-perform all scopes including manufacturing parts.
 - Carrier requested a 30% waiver. They self-perform all scopes except parts but were unable to find an M/WBE who supplies the necessary parts.
 - JCI requested a 20% waiver. They self-perform 90% of the scope of this contract, the remaining 10% of the scope will be subcontracted with a NYC/NYS certified M/WBE.

Vendor Performance

Department of Supply Chain	
Vendor Performance Evaluation	
Carrier Corporation	
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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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

Vendor Performance

Department of Supply Chain	
Vendor Performance Evaluation	
JCI	
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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
Trane

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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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	Excellent

Contract Budgets

Carrier Corp	
Preventative Maintenance	\$1,869,290
Contingency (20%)	\$373,858
Total	\$2,243,147

Johnson Controls, Inc	
Preventative Maintenance	\$4,626,212
Contingency (20%)	\$925,242
Total	\$5,551,454

Trane U.S. Inc	
Preventative Maintenance	\$1,523,691
Contingency (20%)	\$304,738
Total	\$1,828,429

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Carrier Corporation (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,869,290, with a 20% project contingency of \$373,858, to bring the total cost not to exceed \$2,243,147.
- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Johnson Controls, Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$4,626,212 with a 20% project contingency of \$925,242, to bring the total cost not to exceed \$5,551,454.
- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals” or “the System”) to execute a contract for 3 years with 2 one-year renewal options with Trane U.S., Inc. (the “Contractor”), to provide HVAC/Chiller preventative maintenance and repair services at several acute hospitals for a contract amount of \$1,523,691 with a 20% project contingency of \$304,738 to bring the total cost not to exceed \$1,828,429.



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

Contracts: Preventive Maintenance and Repair HVAC Services

Date: October 22, 2024

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

<u>Vendor</u>	<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Carrier Corporation	Pending	Pending	Pending
Johnson Controls, Inc.	Approved	Pending	Pending
Trane U.S. Inc.	Pending	Pending	Pending

CONTRACT INCREASE

**ARCHITECTURAL PRESERVATION STUDIO, DPC
H2M ARCHITECTS, LAND SURVEYING &
LANDSCAPE ARCHITECTURE
HOFFMAN ARCHITECTS
LOTHROP ASSOCIATES ARCHITECTS, DPC
RONNETTE RILEY ARCHITECT
SUPERSTRUCTURES ENGINEERING +
ARCHITECTURE, PLLC
URBAHN ARCHITECTS, PLLC**

EXTERIOR ENVELOPE SERVICES

SYSTEM WIDE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to increase the funding by \$5,000,000 to its previously negotiated and executed requirements contracts with seven Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The cumulative not to exceed value for services provided by all such consultants shall increase from \$10,000,000 to \$15,000,000.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional AE/MEP design services for exterior envelope and Local Law 11 inspection and filing services and AE design services in connection with Local Law 11 compliance; and

WHEREAS, in 2020, NYC Health + Hospitals awarded requirements contracts to the above-referenced seven vendors to provide such needed services; and

WHEREAS, NYC Health + Hospitals will be receiving significant bond funds in the coming year for numerous construction projects throughout the system which necessitates an increase in funding for the consultants’ contracts; and

WHEREAS, the monitoring of these contracts shall be under the direction of the Senior Vice President of Capital Construction & Design.

NOW, THEREFORE, be it

RESOLVED, New York City Health and Hospitals Corporation be and hereby is authorized to increase the funding by \$5,000,000 for its previously executed agreements with seven Architectural and Engineering (“AE”) consulting firms namely Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The cumulative amount not to exceed \$10,000,000 shall be increased to \$15,000,000 for services provided by all such consultants.

EXECUTIVE SUMMARY

REQUIREMENTS CONTRACTS

Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects,

- OVERVIEW:** NYC Health + Hospitals seeks to increase the not to exceed value of the previously procured seven requirements contracts by a total, not-to-exceed \$10,000,000, to provide additional AE Professional Services related to exterior envelope and Local Law 11 compliance on an as-needed basis at any facility of NYC Health + Hospitals.
- NEED:** NYC Health + Hospitals will be receiving significant bond funds in the coming year for numerous construction projects throughout the system which necessitates an increase in funding for the consultants' contracts.
- TERMS:** The contracts provide that NYC Health + Hospitals will be under no obligation to use any particular firm. Projects are given to a particular firm following mini-procurements among the consultants. Then the project will be reflected in work orders each of which will specify total pricing, work schedules and any other relevant terms. The consultants' rates are as set forth in their master agreements
- COSTS:** Total, with the current increase of not-to-exceed \$15,000,000 over five years, for the seven firms.
- FINANCING:** Capital, pending development of specific projects to be funded by bond proceeds, expense or other funds.
- TERM:** The contracts are for three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.
- PASSPORT APPROVAL:** Architectural Preservation Studio, DCP - Pending
H2M Architects and Engineers - Approved
Hoffmann Architects Inc. - Pending
Lothrop Associates LLP Architects - Pending
Ronnette Riley Architect - Approved
Superstructures Engineering and Architecture - Approved
Urbahn Architects - Approved
- EEO APPROVAL:** Architectural Preservation Studio, DCP - Approved
H2M Architects and Engineers - Approved
Hoffmann Architects Inc. - Approved
Lothrop Associates LLP Architects - Pending
Ronnette Riley Architect - Pending

Superstructures Engineering and Architecture - Approved
Urbahn Architects - Approved

MWBE: 30% utilization plans presented by each vendor. Architectural Preservation Studio, DCP and Ronnette Riley Architect are certified MWBE vendors.

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to execute requirements contracts with eight Architectural and Engineering ("AE") consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, LiRo Architects + Planners, P.C., Hoffmann Architects and Engineers of NY, D.P.C., Lothrop Associates Architects, D.P.C., Superstructures Engineering and Architecture, PLLC, Urbahn Architects, PLLC, and Thornton Tomasetti, Inc., to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the System, the cumulative not to exceed value for services provided by all such consultants shall not exceed \$20,000,000. The contract effective date is January 1, 2026 for an initial term of three years with two one-year renewal options.

WHEREAS, NYC Health + Hospitals facilities require, from time to time, professional AE/MEP design services for exterior envelope and Local Law 11 inspection and filing services and AE design services in connection with Local Law 11 compliance, 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 current contracts with AE firms are set to expire on December 31, 2025; and

WHEREAS, the Contract Review Committee authorized the System to issue a Request for Proposals ("RFP") to procure such professional services on December 12, 2023, and an RFP was issued on March 28, 2024, pre-proposal conferences were conducted on April 4, 2024 with 47 vendors participating, 27 firms submitted proposals, the evaluation committees gave eight 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 monitoring of these contracts shall be under the direction of the Senior Vice President of Capital Construction & Design.

NOW, THEREFORE, be it

RESOLVED, New York City Health and Hospitals Corporation be and hereby is authorized to execute requirements contracts with ten architectural and engineering ("AE") consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, LiRo Architects + Planners, P.C., Hoffmann Architects and Engineers of NY, D.P.C., Lothrop Associates Architects, D.P.C., Superstructures Engineering and Architecture, PLLC, Urbahn Architects, PLLC, and Thornton Tomasetti, Inc., to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the System, the cumulative not to exceed value for services provided by all such consultants shall not exceed \$20,000,000. The contract effective date is January 1, 2026 for an initial term of three years with two one-year renewal options.

EXECUTIVE SUMMARY

REQUIREMENTS CONTRACTS

Architectural Preservation Studio, DCP., H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, LiRo Architects + Planners, P.C., Hoffmann Architects and Engineers of NY, D.P.C., Lothrop Associates Architects, D.P.C, Superstructures Engineering and Architecture, PLLC, Urbahn Architects, PLLC, and Thornton Tomasetti, Inc.,

OVERVIEW: NYC Health + Hospitals seeks to execute eight 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 \$20,000,000 to provide AE Professional Services related to exterior envelope and Local Law 11 compliance on an as-needed basis at any facility of NYC Health + Hospitals.

NEED: The various facilities of NYC Health + Hospitals from time to time require for exterior envelope and Local Law 11 inspection and filing services and AE design services in connection with Local Law 11 compliance 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.

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

COSTS: Not to exceed \$20,000,000 over five years, for the eight firms.

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

TERM: The contract effective date is January 1, 2026. The contracts are for three years, with an option to renew for two additional contract periods of one year each, solely at the discretion of NYC Health + Hospitals.

PASSPORT APPROVAL:	H2M Architects and Engineers -	Approved
	Thornton Tomasetti, Inc.	
	Architectural Preservation Studio, DCP -	Pending
	LiRo Architects + Planners, P.C.	
	Hoffmann Architects Inc. -	Pending
	Urbahn Architects -	Approved
	Superstructures Engineering and Architecture -	Approved
	Lothrop Associates LLP Architects -	Pending

EEO APPROVAL:	H2M Architects and Engineers - Thornton Tomasetti, Inc.	Approved
	Architectural Preservation Studio, DCP - LiRo Architects + Planners, P.C.	Approved
	Hoffmann Architects Inc. - Urbahn Architects -	Approved Approved
	Superstructures Engineering and Architecture - Lothrop Associates LLP Architects -	Approved Pending

MWBE:	H2M Architects and Engineers	35%
	Thornton Tomasetti, Inc.	30%
	Architectural Preservation Studio, DCP	100%
	LiRo Architects + Planners, P.C.	32%
	Hoffman Architects and Engineers	30%
	Urbahn Architects PLLC	30%
	Superstructures Engineering + Architecture, PLLC	30%
Lothrop Associates Architects, D.P.C.	30%	

Exterior Envelope Services - Request for NTE Increase on Current Contract & Approval for New Contracts

Capital Committee
November 4, 2024

Manuel Saez, PhD Vice President, OFD
Oscar Gonzalez, Senior Assistant Vice President, OFD
Mahendranath Indar, Assistant Vice President, OFD
Erin Egan, Senior Regional Director, OFD

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to increase the funding by \$5,000,000 to its previously negotiated and executed requirements contracts with seven Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The cumulative not to exceed value for services provided by all such consultants shall increase from \$10,000,000 to \$15,000,000.
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with eight Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, LiRo Architects + Planners, P.C., Hoffmann Architects and Engineers of NY, D.P.C., Lothrop Associates Architects, D.P.C, Superstructures Engineering and Architecture, PLLC, Urbahn Architects, PLLC, and Thornton Tomasetti, Inc., to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the System, the cumulative not to exceed value for services provided by all such consultants shall not exceed \$20,000,000. The contract effective date is January 1, 2026 for an initial term of three years with two one-year renewal options.

NTE Increase for Current Contract

Background / Current State

- NYC Health + Hospitals' Office of Facilities Development (OFD) we seek to increase funding for the current contracts of professional architectural and engineering services for exterior envelope projects throughout the system. Projects will be located throughout all five boroughs. This work will include projects involving major or minor rehabilitation and replacement of the following:
 - Façade projects
 - Roofing and roofing-related work
 - Window assembly
 - Interior spaces that require work on damage related to facades, roofs and/or roof related assembles and/or window assembly.
 - Local Law (LL)11 compliance

- The current pool is made up of 7 Architectural and Engineering (“AE”) firms and is set to expire December 2025.
 - Architectural Preservation Studio, DPC
 - H2M Architects, Engineers, Land Surveying & Landscape Architecture, DPC / DBA
 - Hoffman Architects
 - Lothrop Associates Architects, DPC
 - Ronnette Riley Architect
 - Superstructures Engineering + Architecture, PLLC
 - Urbahn Architects, PLLC

- Current pool NTE is \$10,000,000
 - \$8,783,264 committed to date
 - 88% of commitments are funded with city capital and 12% expense funded

- OFD seeks to extend the existing contracts for a year pursuant to the contract and increase the NTE by \$5,000,000. OFD also seeks to procure the services of replacement consultants whose contracts will go into effect once the current pool of consultants' contracts, with extension, expire.

Contracts Current State

Contractor	Original Contract Award	Work Issued to Date	Remaining
Architectural Preservation Studio	\$ 1,900,000.00	\$ 1,553,264.00	\$ 346,736.00
Hoffman Architects	\$ 200,000.00	\$ 24,800.00	\$ 175,200.00
Lothrop	\$ 400,000.00	\$ 258,330.00	\$ 141,670.00
Ronnette Riley	\$ 600,000.00	\$ 496,783.00	\$ 103,217.00
Superstructures Engineering + Architecture, PLLC	\$ 4,000,000.00	\$ 3,954,584.10	\$ 45,415.00
Urbahn Architects	\$ 2,400,000.00	\$ 2,201,161.00	\$ 198,839.00
H2M Exterior Env.	\$ 500,000.00	\$ 388,392.50	\$ 111,607.50
Total	\$ 10,000,000.00	\$ 8,877,314.60	\$ 1,122,685.40

- For a one year extension, the pool needs an additional \$5M to cover new H+H Financing + Bond projects for the next calendar year
 - H+H Financing + Bond: \$3.53M
 - City Capital: \$1.4M

New Contract Award for Exterior Envelope

Overview of Procurement

- December 2023: Application to issue request for proposals approved by CRC
- March 2024: RFP Posted on City Record, sent directly to 7 vendors
- April 2024: Pre-proposal conference held, 47 vendors attended
- June 2024: Proposals due, 27 proposals received
- August 2024: Evaluation committee submitted their Round 1 scores
- September 2024: Vendor Presentations held, 4 vendors were invited to participate
- September 2024: Evaluation committee submitted final scores. Below is the top scoring proposer(s):
 - H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC
 - Thornton Tomasetti, Inc.
 - Architectural Preservation Studio, DPC
 - LiRo Architects + Planners, P.C.
 - Hoffmann Architects and Engineers of NY D.P.C.
 - Urbahn Architects PLLC
 - Lothrop Associates Architects D.P.C.
 - SUPERSTRUCTURES Engineering + Architecture, PLLC

RFP Criteria

- **Minimum criteria:**
 - MWBE Utilization Plan, Waiver, or MWBE Certification
 - Minimum of five (5) years of satisfactory comparable services in healthcare facilities
 - Licensed professionals must hold New York State licenses in their discipline

- **Substantive Criteria**

➤ Proposed Approach & Methodology	25%
➤ Appropriateness & Quality of Firms experience	25%
➤ Qualifications of proposers consultants and staffing	25%
➤ Cost	15%
➤ MWBE	10%

- **Evaluation Committee**
 - SAVP, OFD
 - OFD
 - OFD
 - Director of Capital Projects
 - Director of Capital Projects
 - AED Queens
 - AED Lincoln
 - Finance
 - EITS

Contract

- We are seeking approval to enter into contract Exterior Envelope services with (*incumbent)
 - H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC*
 - Thornton Tomasetti, Inc.
 - Architectural Preservation Studio, DPC*
 - LiRo Architects + Planners, P.C.
 - Hoffmann Architects and Engineers of NY D.P.C.*
 - Urbahn Architects PLLC*
 - Lothrop Associates Architects D.P.C.*
 - SUPERSTRUCTURES Engineering + Architecture, PLLC*

- Vendor Performance for incumbents on following slide and in appendix
 - Of the new contract, only LiRo and Thornton Tomasetti are not incumbents. Thornton Tomasetti was a previous Exterior Envelope pool member with an excellent rating, and LiRo is a current member of the Haz-Mat pool with an excellent rating.

- MWBE Information on following slides – all non-MWBE vendors committed to a 30%+ goal

- Anticipated start date of January 1st, 2026 for a initial term of three years with two one-year optional renewals at the discretion of NYC Health + Hospitals.

- Not to exceed amount of \$20,000,000

Performance Evaluations

Vendor Name	Evaluation	MWBE
Architectural Preservation Studio, DPC	Excellent	MWBE
H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC	Good	35%
Hoffmann Architects and Engineers of NY D.P.C.*	Fair	30%
LiRo Architects + Planners, P.C.	Excellent	32%
Lothrop Associates Architects D.P.C.	Good	30%
SUPERSTRUCTURES Engineering + Architecture, PLLC	Good	30%
Thornton Tomasetti, Inc.	Excellent	30%
Urbahn Architects PLLC	Excellent	30%

* The System is providing technical assistance to the vendor with the expectations of improved performance

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
Architectural Preservation Studio

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 MWBE 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	Excellent

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation H2M Architects	
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 MWBE 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	Good

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
Hoffman Architects

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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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	*

*The system is providing technical assistance to the vendor with the expectation of improved performance

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation Lothrop Architect	
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 MWBE 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	Good

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
LIRO

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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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	Excellent

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
Super Structures

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 MWBE 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	Good

Vendor Performance

Department of Supply Chain
Vendor Performance Evaluation
Thornton Tomasetti, Inc.

DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	Yes
Has the vendor met any/all of the MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	N/A
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	Excellent

Vendor Performance

Department of Supply Chain	
Vendor Performance Evaluation	
Urbahn Architects	
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 MWBE 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
Performance and Overall Quality Rating	Excellent

Vendor Diversity

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC	Cerami & Associates Inc	NYS/NYC/Non-Minority/Female	35%
	Domingo Gonzalez Associates	NYS/NYC/Hispanic/Male	
	Jablonski Building Conservation, Inc	NYS/NYC/Non-Minority/Female	
	JMV Associates LLC	NYS/NYC/Hispanic/Female	
	Lera Consulting Structural Engineers, RLLP	NYS/NYC/Hispanic/Male	
	Mechanical Testing Inc.	NYS/NYC/Non-Minority/Female	
	Ronnette Riley Architect	NYS/NYC/Non-Minority/Female	
	Via Collective Inc.	NYS/NYC/Non-Minority/Female	
	Toscano Clements, Taylor LLC	NYS/NYC/Non-Minority/Female	
	Infinite Consulting Corp	NYS/NYC/Asian/Male	
Thornton Tomasetti, Inc.	Green Light Expediting	NYC/Hispanic/Male	30%
	JPCL Engineering	NYS/NYC/Asian/Female	
	Moody Nolan	NYS/NYC/Black/Male	
	Nasco Construction Services	NYS/NYC/Non-Minority/Female	
	Superstars Contracting Inc.	NYS/NYC/Asian/Male	
Architectural Preservation Studio, DPC	Architectural Preservation Studio, DPC	NYS/NYC/Non-Minority/Female	100%

Vendor Diversity

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Liro Architects + Planners, P.C.	Lera Consulting Structural Engineers, RLLP	NYS/NYC/Hispanic/Male	32%
	JMV Associates LLC	NYS/NYC/Hispanic/Female	
	Setty & Associates, Ltd. PC	NYS/NYC/Asian/Male	
	Environmental Planning & Management, Inc.	NYS/NYC/Non-Minority/Female	
Hoffman Architects and Engineers of NY D.P.C	W. Allen Engineering, PLLC	NYS/NYC/Black/Male	30%
	Lakhani & Jordan Engineers, PC	NYS/NYC/Asian/Male	
	Nasco Construction Services, Inc..	NYS/NYC/Non-Minority/Male	
	ML Studio, Inc.	NYS/NYC/Hispanic/Male	
	New York Environmental and Analytical Lab	NYS/NYC/Asian/Male	
	JMV Associates LLC	NYS/NYC/Hispanic/Female	
Urbahn Architects PLLC	Lera Consulting Structural Engineers, RLLP	NYS/NYC/Hispanic/Male	30%
	Lakhani & Jordan Engineers, PC	NYS/NYC/Asian/Male	
	Jablonski Building Conservation, Inc	NYS/NYC/Non-Minority/Female	
	Environmental Planning & Management, Inc.	NYS/NYC/Non-Minority/Female	
	Ellana Inc.	NYS/NYC/Non-Minority/Female	

Vendor Diversity

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Superstructures Engineering + Architecture, PLLC	Ysrael A. Seinuk, P.C.	NYS/NYC/Asian/Male	30%
	Lera Consulting Structural Engineers, RLLP	NYS/NYC/Hispanic/Male	
	Lakhani & Jordan Engineers, PC	NYS/NYC/Asian/Male	
	Setty & Associates, Ltd. PC	NYS/NYC/Asian/Male	
	GC Eng & Associates, PC	NYS/NYC/Asian/Male	
	Jacob, Feinberg, Katz & Michaeli Consulting	NYS/NYC/Non-Minority/Female	
	Jablonski Building Conservation, Inc.	NYS/NYC/Non-Minority/Female	
	Ellana, Inc	NYS/NYC/Non-Minority/Female	
	Nasco Construction Services, Inc.	NYS/NYC/Non-Minority/Female	
	New York Environmental and Analytical Lab	NYS/NYC/Asian/Male	
	City Wide Expediting Inc.	NYS/NYC/Non-Minority/Female	

Vendor Diversity

Prime Vendor Name	Subcontractor	M/WBE Certification	UP Goal %
Lothrop Associates Architects, D.P.C	Keri Engineering PC	NYS/NYC/Asian/Male	30%
	EnTech Engineering PC	NYS/NYC/Non-Minority/Female	
	Goldstick Lighting Design, LTD	NYS/NYC/Non-Minority/Female	
	JM&A Construction Corp.	NYS/NYC/Asian/Male	
	KS Engineers P.C.	NYS/NYC/Asian/Male	
	Watts Architecture & Engineering, D.P.C	NYS/NYC/Black/Male	
	Zaman Construction Corp	NYS/NYC/Asian/Male	

Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to increase the funding by \$5,000,000 to its previously negotiated and executed requirements contracts with seven Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects and Engineers, Hoffmann Architects Inc., Lothrop Associates LLP Architects, Ronnette Riley Architect, Superstructures Engineering and Architecture, Urbahn Architects, DPC, to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the Corporation. The cumulative not to exceed value for services provided by all such consultants shall increase from \$10,000,000 to \$15,000,000.
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute requirements contracts with eight Architectural and Engineering (“AE”) consulting firms, namely, Architectural Preservation Studio, DCP., H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC, LiRo Architects + Planners, P.C., Hoffmann Architects and Engineers of NY, D.P.C., Lothrop Associates Architects, D.P.C, Superstructures Engineering and Architecture, PLLC, Urbahn Architects, PLLC, and Thornton Tomasetti, Inc., to provide professional AE design services related to exterior envelope projects; on an as-needed basis at various facilities throughout the System, the cumulative not to exceed value for services provided by all such consultants shall not exceed \$20,000,000. The contract effective date is January 1, 2026 for an initial term of three years with two one-year renewal options.

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

Contracts: Exterior Envelope - Architecture and Engineering Consulting Services

Date: October 22, 2024

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

<u>Vendor</u>	<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
Architectural Preservation Studio, DPC	Pending	Valid	100%
H2M Architects, Engineers, Land Surveying and Landscape Architecture, DPC	Approved	Valid	35%
Hoffmann Architects and Engineers of NY D.P.C.	Pending	Valid	30%
LiRo Architects + Planners, P.C.	Approved	Pending	32%
Lothrop Associate Architects D.P.C.	Approved	Pending	30%
Ronnette Riley Architect*	Approved	Pending	100%
SUPERSTRUCTURES Engineering + Architecture, PLLC	Approved	Valid	30%
Thornton Tomasetti, Inc.	Approved	Pending	30%
Urbahn Architects PLLC.	Approved	Valid	30%

* Vendor is being presented for contract extension only. Vendor is not in new pool.